N1/2 OF SW1/4
S1/2 OF NW1/4
IN OR 2364/1757

WINGATE TERESA H
612317 RIVER RD
CALLAHAN, FL 32011

2025

28-2N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

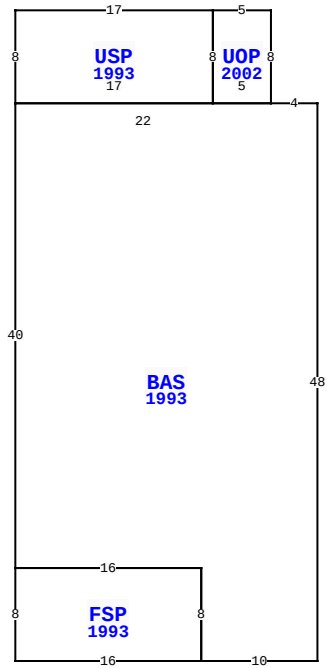
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	90,260
FSP	128	40	1993	51	4,110
UOP	40	20	2002	8	645
USP	136	30	1993	41	3,304
TOTALS	1,424			1,220	98,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	98.5800	98.58	120,268	1900	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



612317 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	98,319
TOTAL MARKET OB/XF VALUE	67,120
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	301,259
SOH/AGL Deduction	83,434
ASSESSED VALUE	217,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,825
TOTAL JUST VALUE	815,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020208	XFOB	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1757	5/21/2020	WD	U	I	11	100
GRANTOR: WINGATE LIVING TRUST						
GRANTEE: WINGATE TERESA H						
1543/1331	12/31/2007	WD	Q	I	01	100
GRANTOR: WINGATE NORMAN KEITH						
GRANTEE: WINGATE NORMAN K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=2002] N8 W5 USP=[YR=1993] W17 S8 E17 N8 $ S8 E5 $ W22 S40 FSP=[YR=1993] S8 E16 N8 W16 $ E16 S8 E10 N48 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0511	GARAGE CB-	0	0	45	21	945.00	SF	40.00	40.00	100	1970	1970	3	20	7,560	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0681	POLE SHED	0	0	32	32	1,024.00	SF	15.00	15.00	100	1960	1960	3	20	3,072	
5	0681	POLE SHED	0	0	70	61	4,270.00	SF	15.00	15.00	100	1960	1960	3	20	12,810	
6	0681	POLE SHED	0	0	0	0	702.00	SF	15.00	15.00	100	1980	1980	3	20	2,106	
7	0300	BOAT DCK W	0	0	0	0	235.00	SF	40.00	40.00	100	2004	2004	3	32	3,008	
8	0680	POLE SHED	0	0	32	18	576.00	SF	10.00	10.00	100	2005	2005	3	36	2,074	
9	0810	CONCRETE A	0	0	20	13	260.00	SF	6.50	6.50	100	1990	1990	3	57	963	
10	0681	POLE SHED	0	0	15	9	135.00	SF	11.25	11.25	100	2005	2005	3	36	547	

TOTAL OB/XF 39,004

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	17.50	AC		1.00	1.00	1.00	225.00	225.00	3,938							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	84.50	AC		1.00	1.00	1.00	685.00	685.00	57,882							
5	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	105.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	577,500							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 108.00 Total Land Value: 135,820 Market: 577,500 Agricultural: 63,320 Common: 72,500 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0681	POLE SHED	0	0	88	60	5,280.00	SF	7.50	7.50	100	2014	2014	3	71	28,116	

LAND DESCRIPTION

TOTAL OB/XF 28,116

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/06/2020 BY TWA Total Acres: 108.00 Total Land Value: 135,820 Market: 577,500 Agricultural: 63,320 Common: 72,500 PRINTED 07/30/2025 BY SYS