



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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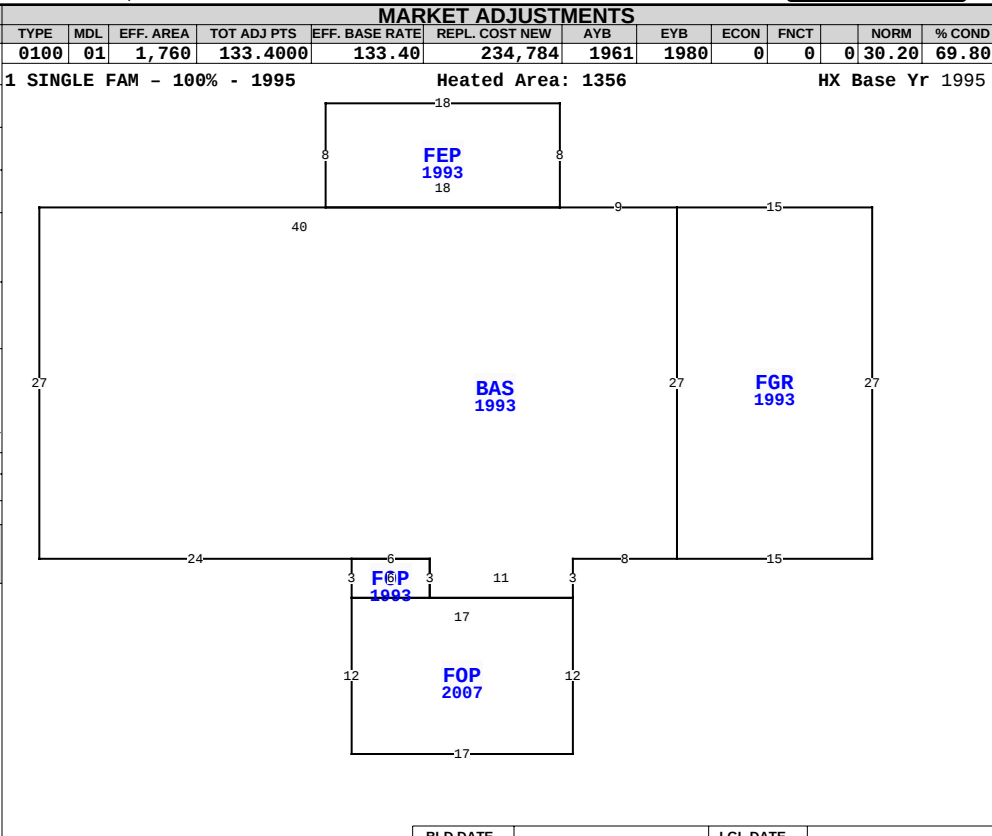
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	126,261
FEP	144	80	1993	115	10,708
FGR	405	55	1993	223	20,764
FOP	18	30	1993	5	466
FOP	204	30	2007	61	5,680

TOTALS	2,127			1,760	163,879
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100
3	0803	ASPHALT C	0	100	0	0	7,103.00	SF	1.50	1.50	100
4	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100
5	0430	CL FNC 6B	0	0	0	0	220.00	LF	9.70	9.70	100
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100
7	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00	20.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	62.27	AC	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	77.27	AC	

REVIEW DATE	04/06/2020	BY	TWA
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612292 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	01/17/2025	KBA
	INC DATE	AG DATE		

TOTAL OB/XF											
15,295											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						163,879					
TOTAL MARKET OB/XF VALUE						15,295					
TOTAL LAND VALUE - MARKET						469,985					
TOTAL MARKET VALUE						251,309					
SOH/AGL Deduction						120,702					
ASSESSED VALUE						130,607					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						79,885					
TOTAL JUST VALUE						649,159					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						589,081					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22709	XFOB	0	07/01/2009
E20887	ELEC OTHER	0	06/01/2008
B21448	XFOB	45,000	05/01/2008
E20019	ELEC OTHER	8,000	09/01/2007
C20448	CO ISSUED	0	08/01/2007
B20448	TEMP POLE	140,000	08/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2364/1808	5/21/2020	WD	U	I	11	100			
GRANTOR:WINGATE LIVING TRUST									
GRANTEE:WINGATE NORMAN K									
1543/1329	12/31/2007	WD	Q	I	01	100			
GRANTOR:WINGATE NORMAN KEITH									
GRANTEE:WINGATE NORMAN K &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W15 BAS=[YR=1993] W9 FEP=[YR=1993] N8 W18 S8 E18\$ W40 S27 E24 FOP=[YR=1993] S3 FOP=[YR=2007] S12 E17 N12 W17\$ E6 N3 W6\$ E6 S3 E11 N3 E8 N27\$ S27 E15 N27\$.											