

PT OF LOT 18
IN OR 2368/1454 &
PT OR 1264/579

WINGATE FAMILY REVOCABLE TRUST/WINGATE DONALD T TR
45002 CARDINAL LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0018-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	26	AL SIDING 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
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
Occupancy	00	NONE 100

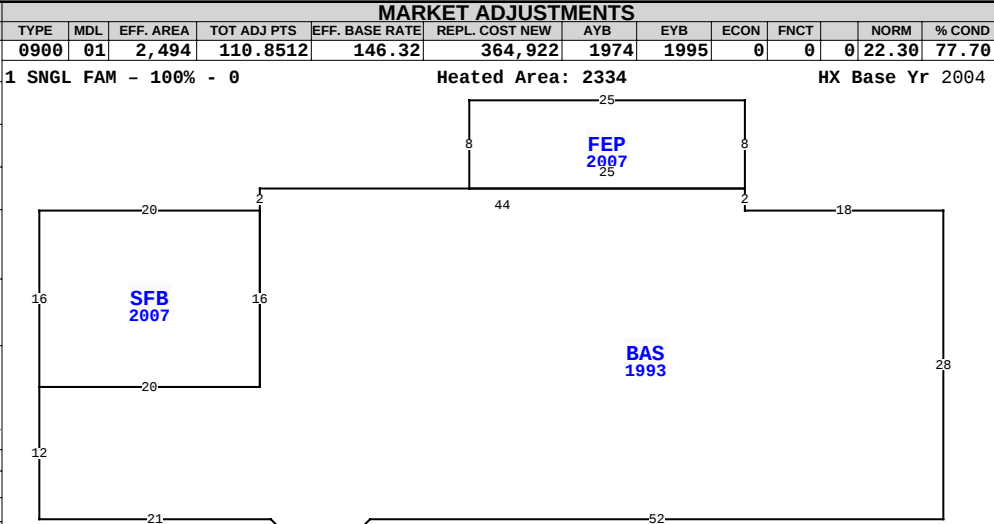
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	1993	2,078	236,249
FEP	200	80	2007	160	18,190
SFB	320	80	2007	256	29,105

TOTALS	2,598			2,494	283,544
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,126.00	SF	4.00
2	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10
4	0681	POLE SHED	0	100	12	8	96.00	SF	15.00
5	0681	POLE SHED	0	100	12	10	120.00	SF	15.00
6	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.83



BLD DATE	05/28/2008	JW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

45002 CARDINAL LN, CALLAHAN

TOTAL OB/XF									
5,011									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
6			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	334,725		
TOTAL MARKET OB/XF VALUE	5,011		
TOTAL LAND VALUE - MARKET	114,900		
TOTAL MARKET VALUE	454,636		
SOH/AGL Deduction	222,534		
ASSESSED VALUE	232,102		
TOTAL EXEMPTION VALUE	HX HB DX 55,722		
BASE TAXABLE VALUE	176,380		
TOTAL JUST VALUE	454,636		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	393,598		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003987	REPAIR/RRF	0	05/12/2020
B1633559	REPAIR/RRF	10,784	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2368/1454	5/14/2020	WD U	V	37	
SALE PRICE 5,000					
GRANTOR: BELT JOHN O & CYNTHIA					
GRANTEE: WINGATE FAMILY REVO					
1264/0579	10/07/2004	WD Q	I	01	100
GRANTOR: WINGATE DONALD T & LY					
GRANTEE: WINGATE DONALD T &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N2 FEP=[YR=2007] N8 W25 S8 E25\$ W44 S2									
SFB=[YR=2007] W20 S16 E20 N16\$ S16 W20 S12 E21 D2 R2 E5 U2									
R2 E52 N28\$.									

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