

PT OF LOT 9
LYING S OF LANDS DESCRIBED
PT OR 2463/1555

WINGATE NORMAN KEITH/ROBINSON JANET Y ET AL
PO BOX 606
CALLAHAN, FL 32011

2025

28-2N-25-3080-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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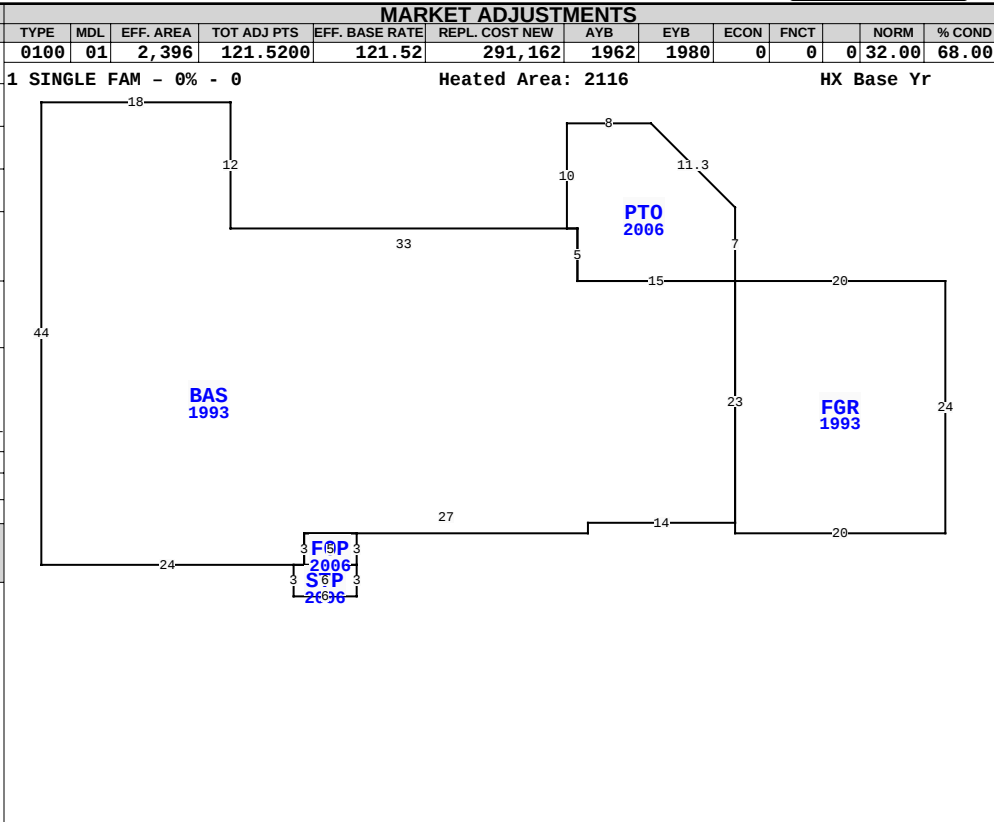
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	1993	2,116	174,852
FGR	480	55	1993	264	21,815
FOP	15	30	2006	4	330
PTO	203	5	2006	10	826
STP	18	10	2006	2	165

TOTALS	2,832			2,396	197,990
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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	YEAR ON
1	0812	CONCRETE C	0	0	0	2,496.00	SF	4.00	4.00	100	1986
2	0812	CONCRETE C	0	0	0	1,195.00	SF	4.00	4.00	100	2006
3	0940	SHEDS/PORT	0	0	12	120.00	SF	18.30	18.30	100	1992
4	0510	GARAGE WD-	0	0	20	240.00	SF	24.85	24.85	100	2002

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	000100	C	RES	0	0004	OR	0.00	0.00	1.58	AC	1.00



TOTAL OB/XF											
10,972											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		197,990	
TOTAL MARKET OB/XF VALUE		10,972	
TOTAL LAND VALUE - MARKET		99,540	
TOTAL MARKET VALUE		308,502	
SOH/AGL Deduction		50,269	
ASSESSED VALUE		258,233	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,233	
TOTAL JUST VALUE		308,502	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		256,096	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1555	4/08/2021	TD	U	I	11
GRANTOR: WINGATE ROY & JEANETT					SALE PRICE
GRANTEE: WINGATE NORMAN KEIT					100
2455/0143	4/08/2021	PR	U	I	19
GRANTOR: WINGATE NORMAN K P/R					100
GRANTEE: WINGATE ROY & JEANE					

BUILDING NOTES											
BAS=[YR=1993;ORIG=-86,41] E24 E1 N3 E27 N1 E14 N23 W15 N5 W33											
N12 W18 S44 \$											
FGR=[YR=1993;ORIG=-20,37] S1 E20 N24 W20 S23 \$											
PTO=[YR=2006;ORIG=-20,14] N7 U8L8 W8 S10 E1 S5 E15 \$											
STP=[YR=2006;ORIG=-62,41] S3 E6 N3 W6 \$											
FOP=[YR=2006;ORIG=-56,41] N3 W5 S3 E5 \$											
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