

WINGO DALE E & MARY L
P O BOX 448
CALLAHAN, FL 32011-0448

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		25	MOD METAL 100		0820	02	660	91.6000	73.28	48,365	1972	1972	0	0	0	70.00	30.00	VALUATION BY					STANDARD						
Roof Structure		01	FLAT 100		1 M/H 93- - 0% - 0													Heated Area: 660					HX Base Yr						
Roof Cover		01	MINIMUM 100		55 12 BAS 1993 55 12													BUILDING MARKET VALUE					75,278						
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE					2,543						
Interior Floor		07	CORK/VTILE 80															TOTAL LAND VALUE - MARKET					189,690						
Interior Floor		14	CARPET 20															TOTAL MARKET VALUE					125,056						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					17,465						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					107,591						
Bedrooms			2 100															TOTAL EXEMPTION VALUE					0						
Bathrooms			1 100															BASE TAXABLE VALUE					107,591						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					267,511						
Stories		1.	1. 100															NCON VALUE					0						
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					227,141																			
Quality		03	Quality Level 03																										
DOR CODE		5000	IMPROVED AG																										
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	660	100	1993	660	14,510																								
TOTALS		660		660	14,510																								
EXTRA FEATURES					2664 WILBUR JONES RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU						
															XF DATE				LAND DATE		03/20/2025		KBA						
															INC DATE				AG DATE										
L N	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	0811	CONCRETE B	0	0	0	0	822.00	SF	5.20		100	1991	1991	3	59.5	2,543													
LAND DESCRIPTION										TOTAL OB/XF										2,543									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000											
2	006000	A	PASTURE - HA	0			OR	0.00	0.00	4.92	AC		1.00	1.00	1.00	370.00	370.00	1,820											
3	005902	A	HARDWOOD SI	0			OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380											
4	005970	A	AGRICULTURAL	0			OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	70.00	70.00	35											
5	009910	M	MARKET VALUE	0			OR	0.00	0.00	7.42	AC		1.00	1.00	1.00	19,500.00	19,500.00	144,690											
REVIEW DATE		04/30/2020		BY		KBA		Total Acres: 8.42			Total Land Value: 47,235			Market: 144,690			Agricultural: 2,235			Common: 45,000			PRINTED 07/30/2025 BY SYS						

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