

LOT 40
 PT OR 2086/1108
 NASSAU VILLAGE #3 S/D U/R

WINGO DALE EDWARD & MARY LISA
 PO BOX 448
 CALLAHAN, FL 32011

2025

37-1N-25-299C-0040-0000


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				
															VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 50,000 SOH/AGL Deduction 14,569 ASSESSED VALUE 35,431 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,431 TOTAL JUST VALUE 50,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000				
DOR CODE			0000 VACANT																
MAP NUM			MKT AREA																
NEIGHBORHOOD/LOC			8026.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1108	12/02/2016	QC	U	V	11	100
GRANTOR: WINGO LISA						
GRANTEE: WINGO DALE EDWARD &						
2049/0662	5/24/2016	FJ	U	I	11	0
GRANTOR: HUNTER MARY RUTH EST						
GRANTEE: WINGO LISA						

EXTRA FEATURES										BLD DATE		XF DATE		LGL DATE		LAND 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			
54463 JONAS DR, CALLAHAN																			

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	RM	130.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							