

PT OF N1/2 OF SW1/4 PAR 3-1
& SE1/4 OF SW1/4 PAR 5
IN OR 2364/1808

WINGATE NORMAN K
P O BOX 606
CALLAHAN, FL 32011-0606

2026

28-2N-24-0000-0003-0010



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	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

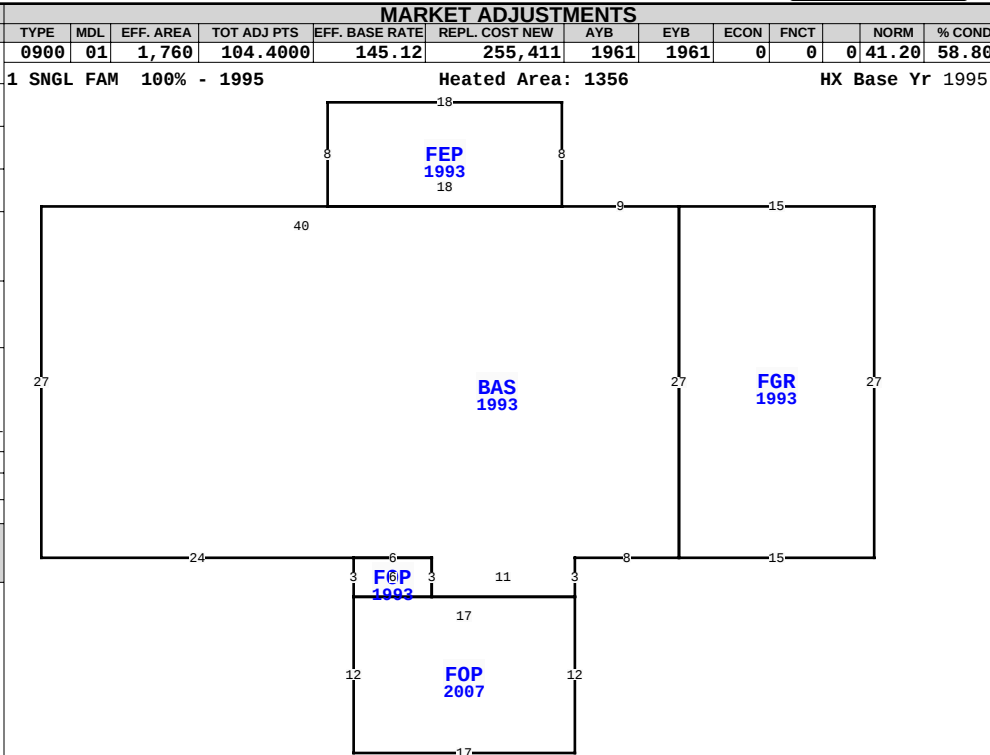
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	115,708
FEP	144	80	1993	115	9,813
FGR	405	55	1993	223	19,029
FOP	18	30	1993	5	427
FOP	204	30	2007	61	5,205

TOTALS	2,127			1,760	150,182
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00
5	0430	CL FNC 6B	0	0	0	0	220.00	LF	9.70
7	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00



612292 RIVER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/14/2026	MLU
01/17/2025	KBA

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		150,182			
TOTAL MARKET OB/XF VALUE		6,376			
TOTAL LAND VALUE - MARKET		860,970			
TOTAL MARKET VALUE		194,705			
SOH/AGL Deduction		61,864			
ASSESSED VALUE		132,841			
TOTAL EXEMPTION VALUE		51,411			
BASE TAXABLE VALUE		81,430			
TOTAL JUST VALUE		1,017,528			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		649,159			

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
2364/1808	5/21/2020	WD	U	I	11
GRANTOR: WINGATE LIVING TRUST					
GRANTEE: WINGATE NORMAN K					
1543/1329	12/31/2007	WD	Q	I	01
GRANTOR: WINGATE NORMAN KEITH					
GRANTEE: WINGATE NORMAN K &					

BUILDING NOTES					

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\$.					

LAND DESCRIPTION										TOTAL OB/XF										6,376					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	62.27	AC		1.00	1.00	1.00	395.00	395.00	24,597								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	170.00	170.00	2,550								
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	77.27	AC		1.00	1.00	1.00	11,000.00	11,000.00	849,970								
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 78.27			Total Land Value: 38,147			Market: 849,970			Agricultural: 27,147			Common: 11,000			PRINTED 07/09/2026 BY SYS				