

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

28-2N-25-3060-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1														
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										11,253									
																									TOTAL LAND VALUE - MARKET										158,200									
																									TOTAL MARKET VALUE										13,649									
																									SOH/AGL Deduction										5,872									
																									ASSESSED VALUE										7,777									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										7,777									
																									TOTAL JUST VALUE										169,453									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										146,853									