

S-3 PT OF LOT 9  
PT OR 2463/1555  
EX R/W IN OR 442/673

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

2026

28-2N-25-3080-0009-0030



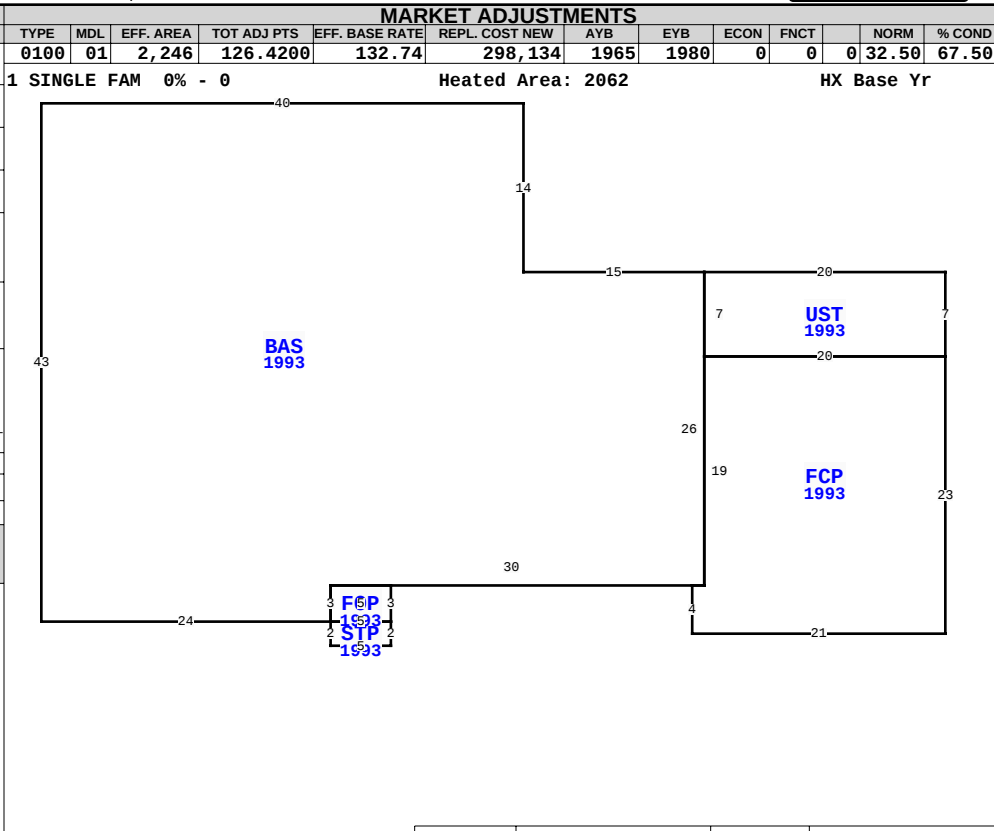
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 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      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,062            | 100         | 1993 | 2,062        | 184,754              |
| FCP       | 464              | 25          | 1993 | 116          | 10,394               |
| FOP       | 15               | 30          | 1993 | 4            | 358                  |
| STP       | 10               | 10          | 1993 | 1            | 90                   |
| UST       | 140              | 45          | 1993 | 63           | 5,645                |
| TOTALS    | 2,691            |             |      | 2,246        | 201,240              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 2              | 0510       | GARAGE WD-  | 0   | 0   | 30 | 12 | 360.00 | SF | 21.00 | 21.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 0   | 0004 | OR       | 0.00  | 0.00  | 0.64        | AC        |        |



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 45101 HODGES RD, CALLAHAN | BLD DATE | LGL DATE  | 05/07/2026 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 1               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 201,240   |  |  |
| TOTAL MARKET OB/XF VALUE  | 1,512     |  |  |
| TOTAL LAND VALUE - MARKET | 44,800    |  |  |
| TOTAL MARKET VALUE        | 247,552   |  |  |
| SOH/AGL Deduction         | 18,566    |  |  |
| ASSESSED VALUE            | 228,986   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 228,986   |  |  |
| TOTAL JUST VALUE          | 247,552   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 237,471   |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

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

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W20 BAS=[YR=1993] W15 N14 W40 S43 E24            |  |  |  |  |  |  |  |  |  |  |  |
| STP=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5\$ W5\$ N3 E   |  |  |  |  |  |  |  |  |  |  |  |
| 30 FCP=[YR=1993] S4 E21 N23 W20 S19 W1\$ E1 N26\$ S7 E20 N7\$. |  |  |  |  |  |  |  |  |  |  |  |