

LOT 39
PT OR 2086/1108
NASSAU VILLAGE #3 S/D U/R

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

2026

37-1N-25-299C-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	135,848
FCP	480	25	1993	120	9,680
FOP	68	30	1993	20	1,613
UST	99	45	1993	45	3,630

TOTALS	2,331			1,869	150,771
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0940	SHEDS/PORT	0	0	16	17	272.00	SF	20.10	20.10	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	
4	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,869	107.1532	112.51	210,281	1974	1980	0	0	28.30	71.70
1 SINGLE FAM 0% - 0 Heated Area: 1684 HX Base Yr											
54425 JONAS DR, CALLAHAN											
BLD DATE: 05/07/2026 MLU											
XF DATE: 05/07/2026 MLU											
INC DATE: 05/07/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		150,771	
TOTAL MARKET OB/XF VALUE		2,053	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		203,824	
SOH/AGL Deduction		2,274	
ASSESSED VALUE		201,550	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,550	
TOTAL JUST VALUE		203,824	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		197,797	

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	I	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							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W9 BAS=[YR=1993] W64 S31 E32 FOP=[YR=1993] S4 E17 N4 FCP=[YR=1993] E24 N20 W24 S20\$ W17\$ E17 N20 E15 N11\$ S11 E9 N11\$.											