PT OF LOTS 55 56 57 & 60
IN OR 1777/1230
1978 DW/MH

CHAPPELL CYNTHIA
542020 LEM TURNER ROAD
CALLAHAN, FL 32011

**2023**

**28-2N-25-3060-0055-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

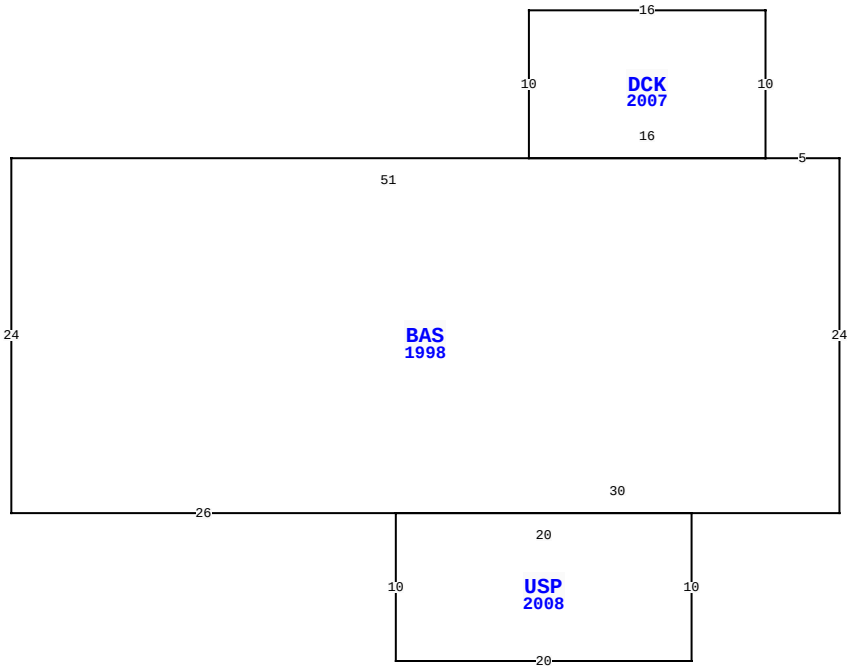
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 26,785 |
| DCK | 160 | 15 | 24 | 478 |
| USP | 200 | 50 | 100 | 1,993 |
| TOTALS | 1,704 | | 1,468 | 29,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,468 | 102.2000 | 66.43 | 97,519 | 1978 | 1978 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 06/03/2008 JW | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

542044 LEM TURNER RD, CALLAHAN

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 29,256 |
| TOTAL MARKET OB/XF VALUE | 12,291 |
| TOTAL LAND VALUE - MARKET | 247,880 |
| TOTAL MARKET VALUE | 150,476 |
| SOH/AGL Deduction | 43,642 |
| ASSESSED VALUE | 106,834 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 106,834 |
| TOTAL JUST VALUE | 289,427 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 133,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B985351 | NEW CONSTR | 126,545 | 09/01/1998 |
| B984841 | XFOB | 3,800 | 04/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1777/1230 | 2/03/2012 | QC | U | I | 11 | 100 |
| GRANTOR: DAVIS ROBERT J & CYNT | | | | | | |
| GRANTEE: CHAPPELL CYNTHIA | | | | | | |
| 0822/0958 | 2/13/1998 | WD | U | I | 01 | 100 |
| GRANTOR: CHAPPELL WINIFRED A | | | | | | |
| GRANTEE: DAVIS ROBERT & CYNT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W5 DCK=[YR=2007] N10 W16 S10 E16$ W51 S24 E26
USP=[YR=2008] S10 E20 N10 W20$ E30 N24$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 6.00 | 6.00 | 100 | 1980 | 1980 | 3 | 20 | 96 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,902.00 | SF | 2.80 | 2.80 | 100 | 1975 | 1975 | 3 | 27 | 2,194 | |
| 3 | 0510 | GARAGE WD- | 0 | 0 | 24 | 34 | 816.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 5,712 | |
| 4 | 0570 | JUNK HOUSE | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 1928 | 1928 | 3 | 100 | 500 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 720 | |
| 9 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 747.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 79 | 3,069 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,291

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005000 | C | RURAL HOME | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 005000 | C | RURAL HOME | 0 | 0004 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 3 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 8.93 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 3,929 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 8.93 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 142,880 | | | | | | | |

REVIEW DATE 07/06/2017 BY KBX Total Acres: 11.93 Total Land Value: 108,929 Market: 142,880 Agricultural: 3,929 Common: 105,000 PRINTED 08/02/2023 BY SYS