PT OF LOTS 59 & 58 (S-1)
IN OR 1702/696
EAST CALLAHAN SUB PB 1/35

STILLWELL SHARON ELLIS/MILLS DAVID R JR
542021 LEM TURNER ROAD
CALLAHAN, FL 32011

**2023**

**28-2N-25-3060-0059-0010**

## BUILDING CHARACTERISTICS

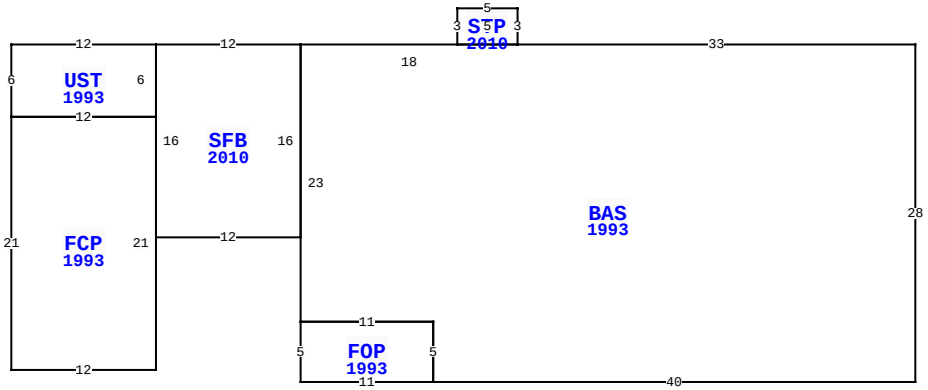
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,373 | 100 | 1,373 | 87,622 |
| FCP | 252 | 25 | 63 | 4,021 |
| FOP | 55 | 30 | 16 | 1,021 |
| SFB | 192 | 80 | 154 | 9,828 |
| STP | 15 | 10 | 2 | 128 |
| UST | 72 | 45 | 32 | 2,042 |
| TOTALS | 1,959 | | 1,640 | 104,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,640 | 120.8700 | 109.09 | 178,908 | 1959 | 1959 | 0 | 0 | 0 | 41.50 | 58.50 |

1 SINGLE FAM – 100% - 1993 Heated Area: 1527 HX Base Yr 1993




542021 LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/10/2011 JH |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,661 |
| TOTAL MARKET OB/XF VALUE | | 2,869 |
| TOTAL LAND VALUE - MARKET | | 74,340 |
| TOTAL MARKET VALUE | | 181,870 |
| SOH/AGL Deduction | | 107,469 |
| ASSESSED VALUE | | 74,401 |
| TOTAL EXEMPTION VALUE | HX HB | 49,401 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 181,870 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 163,724 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1702/0696 | 9/24/2010 | QC | U | I | 11 | 100 |
| GRANTOR: STILLWELL SHARON ELLI | | | | | | |
| GRANTEE: STILLWELL SHARON EL | | | | | | |
| 1655/0825 | 12/23/2009 | QC | U | I | 30 | 100 |
| GRANTOR: STILLWELL SHARON ELLI | | | | | | |
| GRANTEE: MILLS DAVID R JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W33 STP=[YR=2010] N3 W5 S3 E5$ W18
SFB=[YR=2010] W12 UST=[YR=1993] W12 S6 FCP=[YR=1993] S21 E12 N21 W12 $ E12 N6 $ S16 E12 N16$ S23 FOP=[YR=1993] S5 E11 N5 W11 $ E11 S5 E40 N28 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 422.00 | SF | 6.50 | 6.50 | 100 | 1959 | 1959 | 3 | 20 | 549 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 20 | 29 | 580.00 | SF | 20.00 | 20.00 | 100 | 1975 | 1975 | 3 | 20 | 2,320 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,869

| 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 | 000115 | C | SFR ACRES | 100 | | | 0.00 | 0.00 | 4.13 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 74,340 | | | | | | | |

REVIEW DATE 08/04/2016 BY KB Total Acres: 4.13 Total Land Value: 74,340 Market: 0 Agricultural: 0 Common: 74,340 PRINTED 08/02/2023 BY SYS