PT LOTS 2 & 3 ALL LOT 4
IN OR 2611/1161
BRANDIES & PICKETT SUB PB 1/4

SCHWANDER THOMAS
542152 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0002-0010

BUILDING CHARACTERISTICS

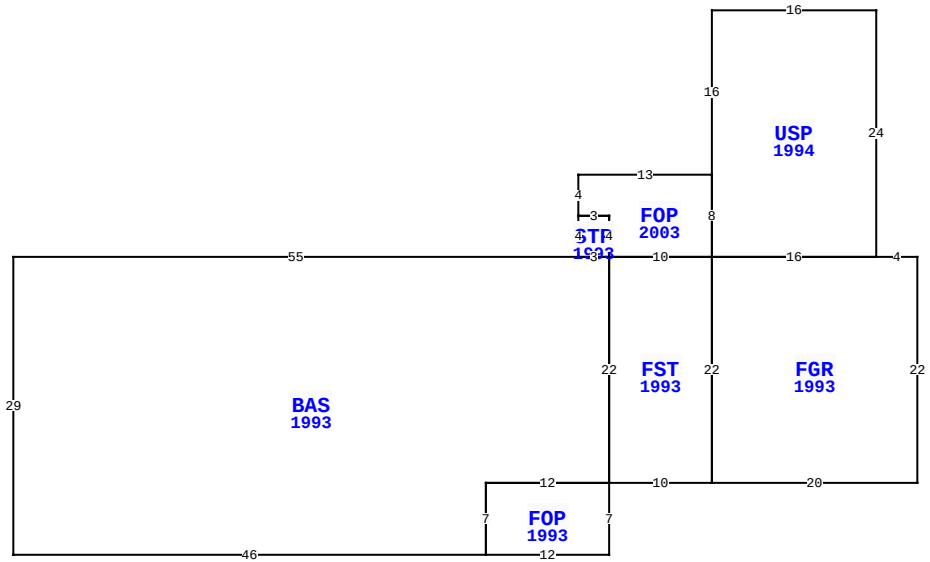
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	136,732
FGR	440	55	242	20,706
FOP	84	30	25	2,139
FOP	92	30	28	2,396
FST	220	55	121	10,353
STP	12	10	1	86
USP	384	30	115	9,840
TOTALS	2,830		2,130	182,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	132.5940	119.67	254,897	1966	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1598 HX Base Yr



542152 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,251
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		177,080
TOTAL MARKET VALUE		225,355
SOH/AGL Deduction		115,868
ASSESSED VALUE		109,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,487
TOTAL JUST VALUE		362,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5551	REPAIR/RRF	5,550	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1161	1/04/2023	WD	Q	I	01	327,000
GRANTOR: BROOKS JOSEPHINE A						
GRANTEE: SCHWANDER THOMAS						
0287/0509	3/01/1979	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W4 USP=[YR=1994] N24 W16 S16 FOP=[YR=2003] W13 S4 STP=[YR=1993] S4 BAS=[YR=1993] W55 S29 E46 FOP=[YR=1993] E12 N7 FST=[YR=1993] E10 N22 W10 S22 $ W12 S7 $ N7 E12 N22 W3 $ E3 N4 W3 $ E3 S4 E10 N8 $ S8 E16 $ W16 S22 E20 N22 $.

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
3	0812	CONCRETE C	0	100	0	0	2,300.00	SF	4.00	4.00	100	1980	1980	3	35	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	8.88	AC		1.00	1.00	1.00	550.00	550.00	4,884							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	142,080							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 9.88 Total Land Value: 39,884 Market: 142,080 Agricultural: 4,884 Common: 35,000 PRINTED 08/02/2023 BY SYS