PT LOTS 5 6 & 7
IN OR 2001/1989
(EX PT IN OR 2648/1398)

OUTDOOR LIFE HOLDINGS LLC
542201 LEM TURNER RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0005-0030

BUILDING CHARACTERISTICS

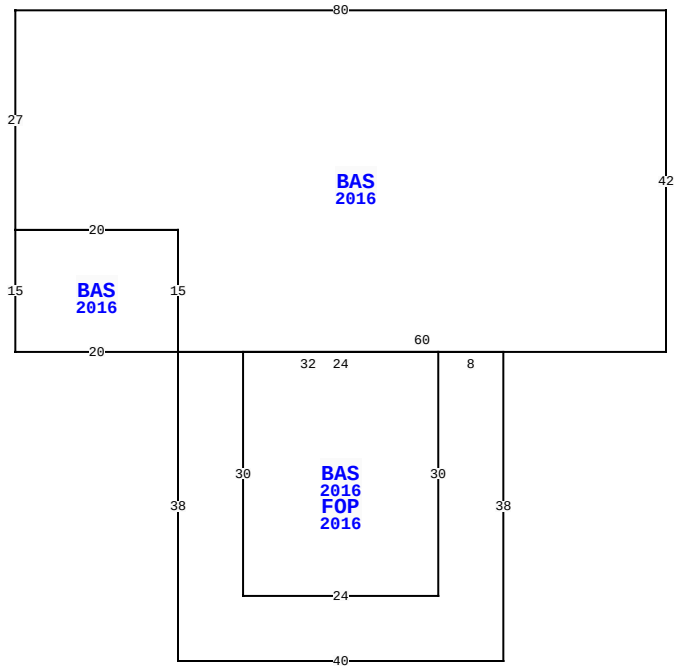
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	08	DECORATIVE 50
Interior Floo	03	CONC FINSH 100
Air Condition	07	ENG PACKGE 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	300	100	300	10,234
BAS	720	100	720	24,561
BAS	3,060	100	3,060	104,384
FOP	1,520	30	456	15,555
TOTALS	5,600		4,536	154,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	4,536	103.6773	36.29	164,611	2016	2016	0	0	0	6.00	94.00

1 GARAGE RES – 0% - 0 Heated Area: 4080 HX Base Yr



542201 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	154,734
TOTAL MARKET OB/XF VALUE	69,360
TOTAL LAND VALUE - MARKET	330,400
TOTAL MARKET VALUE	330,814
SOH/AGL Deduction	34,861
ASSESSED VALUE	295,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,953
TOTAL JUST VALUE	554,494
NCON VALUE	130,259
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,976

PRCL:0:2: ALSO SEE PRCL: 28-2N-25-3080- 7 + 6-5
XFOB:11:1: ASPHALT DRVWY FROM LEM TURNER TO SFR +
BLDG:1:2: (30X24) AREA IS USED AS A GYM (W/ SHEETR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631922	XFOB	0	03/01/2016
E26120	NEW CONSTR	0	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2001/1989	9/08/2015	WD	Q	I	01	235,000
GRANTOR: STARNES ROBERT B & AN						
GRANTEE: OUTDOOR LIFE HOLDIN						
1763/0494	10/17/2011	WD	Q	V	03	159,100
GRANTOR: CALLAHAN HOLDINGS LLC						
GRANTEE: STARNES ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W80 S27 BAS=[YR=2016] S15 E20 N15 W20$ E20 S15 FOP=[YR=2016] S38 E40 N38 W8 BAS=[YR=2016] S30 W24 N30 E24$ W32$ E60 N42$.

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	0855	CONC PAVER	0	0	0	0	586.00	SF	10.00	10.00	100	2022	2022	3	100	5,860	
11	0803	ASPHALT C	0	0	0	0	30,000.00	SF	2.00	2.00	100	2022	2022	3	100	60,000	
12	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 69,360

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	0004	OR	0.00	0.00	2.84	AC		1.00	1.00	1.00	35,000.00	35,000.00	99,400							
2	006000	A	PAST1/HAY	0	0004	OR	0.00	0.00	15.50	AC		1.00	1.00	1.00	440.00	440.00	6,820							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	231,000							

REVIEW DATE 12/08/2022 BY KW Total Acres: 19.34 Total Land Value: 106,720 Market: 231,000 Agricultural: 7,320 Common: 99,400 PRINTED 08/02/2023 BY SYS