

PT OF LOT 5
OR 410/86
BRANDIES & PICKETT SUB PB 1/4

NANTZ JAMES V & KIMBERLY L
542127 LEM TURNER ROAD, LAND
CALLAHAN, FL 32011

2023

28-2N-25-3080-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	01	Quality Level 01
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	1,474	100	1,474	151,255
FOP	84	30	25	2,566
FSP	442	40	177	18,163
TOTALS	2,000		1,676	171,983

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0812	CONCRETE C	0	100	0	0	1,590.00	SF	4.00	4.00	100	1992	1992	3	66	4,198	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	24	1,382	
5	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	44	704	
6	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	2004	2004	3	86	2,455	
7	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2006	2006	3	31	1,190	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	99.9000	118.63	198,824	1989	1994	0	0	0	13.50	86.50
1 SNGL FAM - 100% - 0												
Heated Area: 1474												
HX Base Yr												
FSP 2005												
BAS 1993												
FOP 1993												

542127 LEM TURNER RD, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		171,983	
TOTAL MARKET OB/XF VALUE		12,309	
TOTAL LAND VALUE - MARKET		17,150	
TOTAL MARKET VALUE		201,442	
SOH/AGL Deduction		92,311	
ASSESSED VALUE		109,131	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		59,131	
TOTAL JUST VALUE		201,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5875	NEW CONSTR	52,811	07/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0410/0086	1/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						
0156/0094	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W28 FSP=[YR=2005] N13 W34 S13 E34 \$ W34 S25 E13 FOP=[YR=1993] E21 N4 W21 S4 \$ N4 E21 S4 E16 D1 R1 E7 R1 U1 E3 N25\$.						

TOTAL OB/XF												
12,309												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0004	OR	100.00	200.00	0.49	AC		1.00