PT OF LOT 5
IN OR 2400/1069
1995 CHAD DW/MH

KIKUCHI RANDALL Y
542135 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0005-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

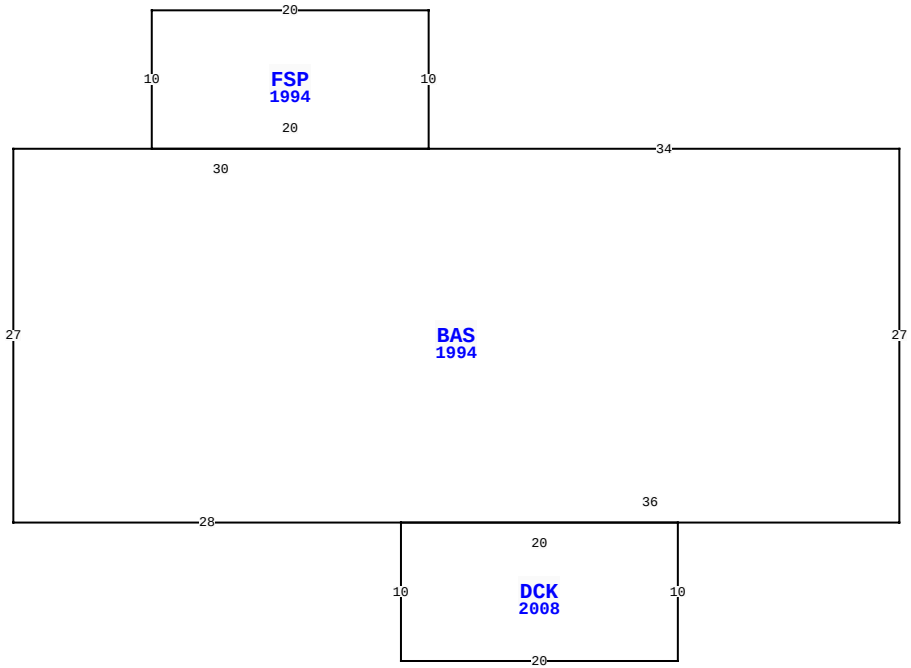
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	124,748
DCK	200	15	30	2,166
FSP	200	60	120	8,663
TOTALS	2,128		1,878	135,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,878	128.9200	90.24	169,471	1994	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2022 Heated Area: 1728 HX Base Yr 2022



542135 LEM TURNER RD, CALLAHAN

BLD DATE	03/18/2008 JWKW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,577
TOTAL MARKET OB/XF VALUE		7,307
TOTAL LAND VALUE - MARKET		17,150
TOTAL MARKET VALUE		160,034
SOH/AGL Deduction		33,948
ASSESSED VALUE		126,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,086
TOTAL JUST VALUE		160,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21321	12X24 SHED	9,504	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1069	9/15/2020	WD	Q	I	01	160,000
GRANTOR: FARREN SHARON						
GRANTEE: KIKUCHI RANDALL Y						
1501/0663	5/25/2007	WD	Q	I		107,000
GRANTOR: O'STEEN BEVERLY & TON						
GRANTEE: FARREN DAVID D & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 FSP=[YR=1994] N10 W20 S10 E20 $ W30 S27 E28
DCK=[YR=2008] S10 E20 N10 W20$ E36 N27$.

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	0801	ASPHALT A	0	100	7	105	735.00	SF	3.00	3.00	100	1980	1980	3	50	1,103	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2008	2008	3	40	2,246	
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2008	2008	3	40	936	
7	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2014	2014	3	95	1,482	

LAND DESCRIPTION

TOTAL OB/XF 7,307

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	000102	C	SFR/MH	100		OR	100.00	200.00	0.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,150							

REVIEW DATE 11/13/2019 BY KBA Total Acres: 0.49 Total Land Value: 17,150 Market: 0 Agricultural: 0 Common: 17,150 PRINTED 08/02/2023 BY SYS