

PT OF LOT 7
IN OR 2317/374
BRANDIES & PICKETTS SUB PB 1/4

HENDRICKS STEVEN FAMILY TRUST/HENDRICKS STEVEN TRU
542219 LEM TURNER RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0007-0010



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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,916	100	1,916	136,652
FGR	462	55	254	18,116
FOP	32	30	10	713
FST	84	55	46	3,281
UOP	392	20	78	5,563

TOTALS	2,886		2,304	164,325
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	28	3		84.00	SF 6.50	100	1970
2	0851	PATIO STON	0	0	0	0		224.00	SF 0.75	100	1995
3	0810	CONCRETE A	0	0	0	0		588.00	SF 6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,304	123.4800	111.44	256,758	1959	1970	0	0	0 36.00	64.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1916 HX Base Yr											

542219 LEM TURNER RD, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE	AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
84.00	SF	6.50	6.50	100	1970	1970	3	22	120	
224.00	SF	0.75	0.75	100	1995	1995	3	72	121	
588.00	SF	6.50	6.50	100	1995	1995	3	72	2,752	

TOTAL OB/XF											
2,993											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,325	
TOTAL MARKET OB/XF VALUE		2,993	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		211,068	
SOH/AGL Deduction		33,257	
ASSESSED VALUE		177,811	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		177,811	
TOTAL JUST VALUE		211,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,072	

MISC ALUMN STRG/CRPT = NV: KW 7/2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7312	REPAIR/RRF	2,690	06/17/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2317/0374	11/05/2019	WD	U	I	11
GRANTOR: HENDRICKS STEVEN E					SALE PRICE
GRANTEE: HENDRICKS STEVEN FA					100
0533/1233	12/28/1987	WD	Q	I	
GRANTOR: SMITH JESSE & JANICE					70,000
GRANTEE: HENDRICKS STEVEN &					

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W24 S14 W28 N5 W15 S36 E15 N5 E17 E23 N26 E12 N14 \$											
FGR=[YR=1993;ORIG=-12,40] E21 N22 W21 S22 \$											
FST=[YR=1993;ORIG=9,18] N4 W21 S4 E21 \$											
FOP=[YR=1993;ORIG=-35,40] S4 E8 N4 W8 \$											
UOP=[YR=2023;ORIG=-52,0] E28 S14 W28 N5 N9 \$											