PT OF LOT 8
IN OR 2350/1060
BRANDIES & PICKETTS SUB PB 1/4

EBERHARDT CHARLES G JR & WENDY M
542233 LEM TURNER RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0008-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04

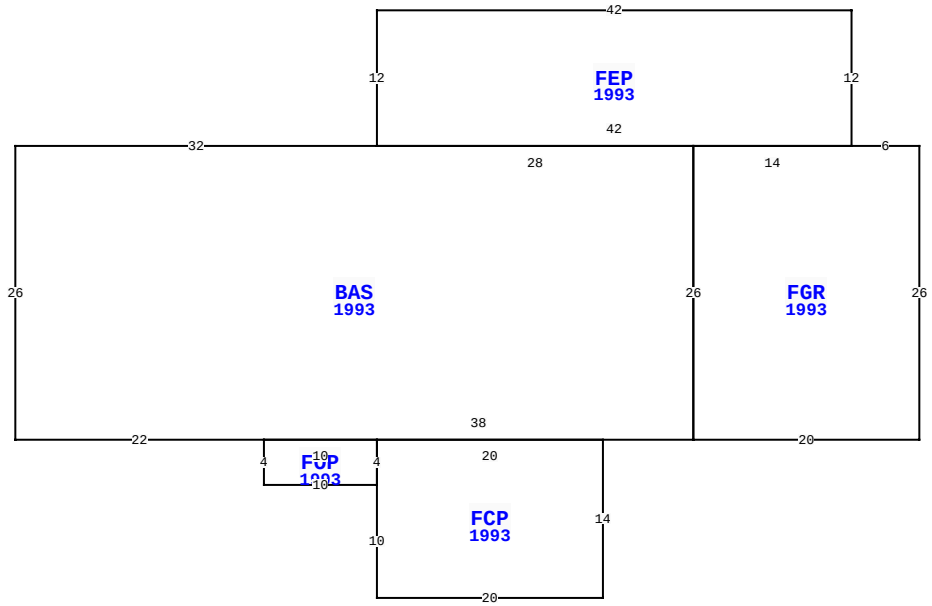
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	107,583
FCP	280	25	70	4,828
FEP	504	80	403	27,792
FGR	520	55	286	19,724
FOP	40	30	12	828
TOTALS	2,904		2,331	160,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	105.9870	95.65	222,960	1963	1972	0	0	0	27.90	72.10

1 SINGLE FAM – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



542233 LEM TURNER RD, CALLAHAN

BLD DATE		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		371,016
TOTAL MARKET OB/XF VALUE		24,908
TOTAL LAND VALUE - MARKET		85,050
TOTAL MARKET VALUE		480,974
SOH/AGL Deduction		190,029
ASSESSED VALUE		290,945
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,945
TOTAL JUST VALUE		480,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23235	ELEC OTHER	0	02/01/2011
4409	N/A	13,260	10/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/1060	3/03/2020	TD	Q	I	01	365,000
GRANTOR: CONNER JAMES RAYFORD						
GRANTEE: EBERHARDT CHARLES G						
2350/1056	3/05/2020	TD	U	I	11	100
GRANTOR: CONNER REVOCABLE LIVI						
GRANTEE: EBERHARDT CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 FEP=[YR=1993] N12 W42 S12 BAS=[YR=1993] W32 S26 E22 FOP=[YR=1993] S4 E10 FCP=[YR=1993] S10 E20 N14 W20 S4 $ N4 W10 $ E38 N26 W28 $ E42 $ W14 S26 E20 N26 $.

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	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	1963	1963	3	20	764	
2	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00	85.00	100	1987	1987	3	20	8,925	
3	0845	KOOL DECK	0	100	0	0	307.00	SF	7.25	7.25	100	1987	1987	3	54.5	1,213	
4	0940	SHEDS/PORT	0	100	11	7	77.00	SF	12.00	12.00	100	1980	1980	3	20	185	
5	0845	KOOL DECK	0	100	115	8	920.00	SF	7.25	7.25	100	1987	1987	3	54.5	3,635	
7	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	100	1985	1985	3	49.5	180	
8	0530	STBL WD	0	100	40	30	1,200.00	SF	30.00	30.00	100	1990	1990	3	20	7,200	
9	0350	CARPORT WD	0	100	40	18	720.00	SF	9.36	9.36	100	1990	1990	3	20	1,348	
10	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	2001	2001	3	30	1,458	

LAND DESCRIPTION

TOTAL OB/XF 24,908

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,050							

REVIEW DATE 02/01/2021 BY KBA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 08/02/2023 BY SYS

PT OF LOT 8
IN OR 2350/1060
BRANDIES & PICKETTS SUB PB 1/4

EBERHARDT CHARLES G JR & WENDY M
542233 LEM TURNER RD
CALLAHAN, FL 32011

2023

28-2N-25-3080-0008-0020

BUILDING CHARACTERISTICS

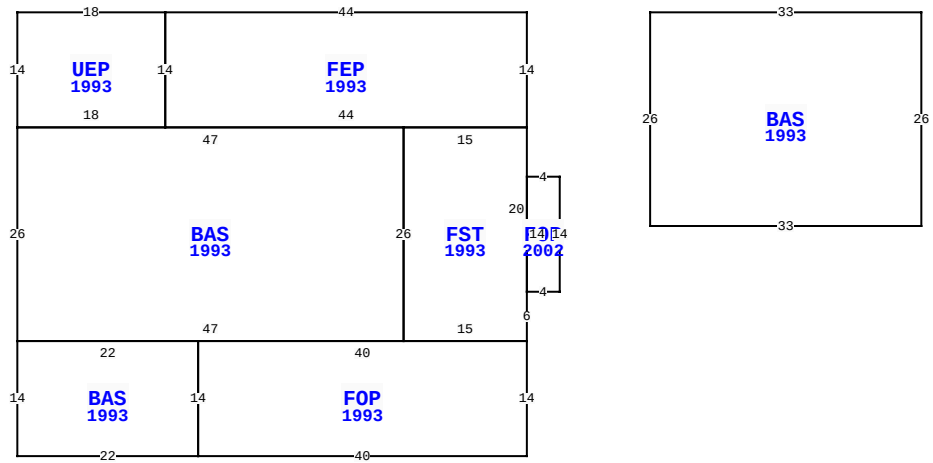
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	308	100	308	18,875
BAS	858	100	858	52,581
BAS	1,222	100	1,222	74,888
FEP	616	80	493	30,212
FOP	560	30	168	10,295
FOP	56	30	17	1,042
FST	390	55	214	13,114
UEP	252	60	151	9,254
TOTALS	4,262		3,431	210,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,431	86.2000	77.80	266,932	1988	1993	0	0	0	21.23	78.77

2 SINGLE FAM – 100% - 2021 Heated Area: 2388 HX Base Yr 2021



542233 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: EBERHARDT CHARLES G						
2350/1056	3/05/2020	TD	U	I	11	100
GRANTOR: CONNER REVOCABLE LIVI						
GRANTEE: EBERHARDT CHARLES G						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W44 UEP=[YR=1993] W18 S14 BAS=[YR=1993] S26 BAS=[YR=1993] S14 E22 FOP=[YR=1993] E40 N14 FST=[YR=1993] N6 FOP=[YR=2002] E4 N14 W4 S14 $ N20 W15 S26 E15 $ W40 S14 $ N14 W22 $ E47 N26 W47 $ E18 N14 $ S14 E44 N14 $ PTR= E15 BAS=[YR=1993] E33 S26 W33 N26 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2021 BY KBA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 08/02/2023 BY SYS