

PT OF LOTS 7 & 8 & PT GOVT
LOT 6 IN OR 2184/537
H E PICKETTS SUB PBK 0/7

COFFEY SANDRA R L/E/
542284 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

29-2N-25-0000-0057-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	13
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3 100
Bathrooms	2 100
Frame	02
Stories	1. 100
Units	0 100
BUD8 Adjustme	06
Occupancy	00

Quality	06
DOR CODE	5000
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	64	5,903
BAS	1,106	100	1,106	102,010
BAS	126	100	126	11,622
BAS	230	100	230	21,214
BAS	270	100	270	24,903
FOP	90	30	27	2,490
FOP	154	30	46	4,243
STP	8	10	1	92
UOP	120	20	24	2,214
UST	30	45	14	1,292
TOTALS	2,198		1,908	175,982

EXTRA FEATURES	
L N	OB/XF CODE
2	0510
3	0812
4	0510
5	0510
6	0350
7	0350
8	0812
9	0855
10	0810

LAND DESCRIPTION	
L N	USE CODE
1	005000
2	006000
3	009910

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,908	120.5890	108.83	207,648	1925	1990	0	0	15.25	84.75
1 SINGLE FAM - 100% - 1997											
Heated Area: 1796											
HX Base Yr 1997											
542284 LEM TURNER RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/19/2023 MLU											

TOTAL OB/XF	
29,270	
L N	OB/XF CODE
1	005000
2	006000
3	009910

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
6	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	325,126
TOTAL MARKET OB/XF VALUE	29,270
TOTAL LAND VALUE - MARKET	124,000
TOTAL MARKET VALUE	425,716
SOH/AGL Deduction	239,022
ASSESSED VALUE	186,694
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	131,694
TOTAL JUST VALUE	478,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8664	REPAIR/RRF	10,520	02/10/1993
7210	XF0B	5,800	05/07/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2184/0537	3/16/2018	WD U	I	11	
GRANTOR: COFFEY SANDRA R					
GRANTEE: COFFEY SANDRA R L/E					
1322/0513	6/03/2005	QC U	I	01	
GRANTOR: COFFEY MARTY D & SAND					
GRANTEE: COFFEY MARTY D & SA					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W10 BAS=[YR=1993] N3 W14 FOP=[YR=2004] W11 UOP=[YR=2004] N30 W4 S30 E4 \$ W7 UST=[YR=1993] W6 S5 E3 BAS=[YR=2004] S6 E21 N6 W21 \$ E3 N5 \$ S5 E18 N5 \$ S11 W21 N6 W3 N5 W6 BAS=[YR=1993] W8 S8 E8 N8 \$ S8 W8 S22 E9 BAS=[YR=2004] S4 E11 FOP=[YR=2004] S12 E12 N5 STP=[YR=2004] E2 N4 W2 S4 \$ N7 W1 N1 W10 S1 W1 \$ E1 N1 E10 S1 E12 N4 W5 N6 W24 S6 W5 \$ E5 N6 E24 S6 E14 N27 \$ S23 E10 N23 \$.	

**COFFEY SANDRA R L/E/
542284 LEM TURNER ROAD
CALLAHAN, FL 32011**

29-2N-25-0000-0057-0000

[illegible]