PT GOVT LOT 6 OF SEC 29-2N-25E
& PT LOTS 7 & 8 OF
H E PICKETTS SUB PBK 0/7 & PT

COFFEY SANDRA R/HITTINGER ASHLEY
542284 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

29-2N-25-0000-0057-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,048
TOTAL LAND VALUE - MARKET	188,520
TOTAL MARKET VALUE	156,888
SOH/AGL Deduction	0
ASSESSED VALUE	156,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,888
TOTAL JUST VALUE	200,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0956	9/08/2022	QC	U	V	11	100
GRANTOR: HITTINGER AUSTIN & AS						
GRANTEE: COFFEY SANDRA R						
2184/0535	3/16/2018	QC	U	I	11	100
GRANTOR: COFFEY SANDRA R						
GRANTEE: HITTINGER AUSTIN &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	BARN WD 0-	0	0	42	26	1,092.00	SF	20.00	20.00	100	1930	1930	3	20	4,368	
2	0681	POLE SHED	0	0	70	16	1,120.00	SF	15.00	15.00	100	2004	2004	3	40	6,720	
3	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 12,048

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	000000	C	VAC RES	0					8.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	143,520							
2	006000	A	PAST1/HAY	0					3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
3	009910	M	MKT.VAL.AG	0		OR			3.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	45,000							

REVIEW DATE 07/09/2020 BY KBA Total Acres: 11.97 Total Land Value: 144,840 Market: 45,000 Agricultural: 1,320 Common: 143,520 PRINTED 08/02/2023 BY SYS