PT N1/2 OF NE1/4
IN OR 1613/1428

HULLETT JEFFRY
541790 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

33-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

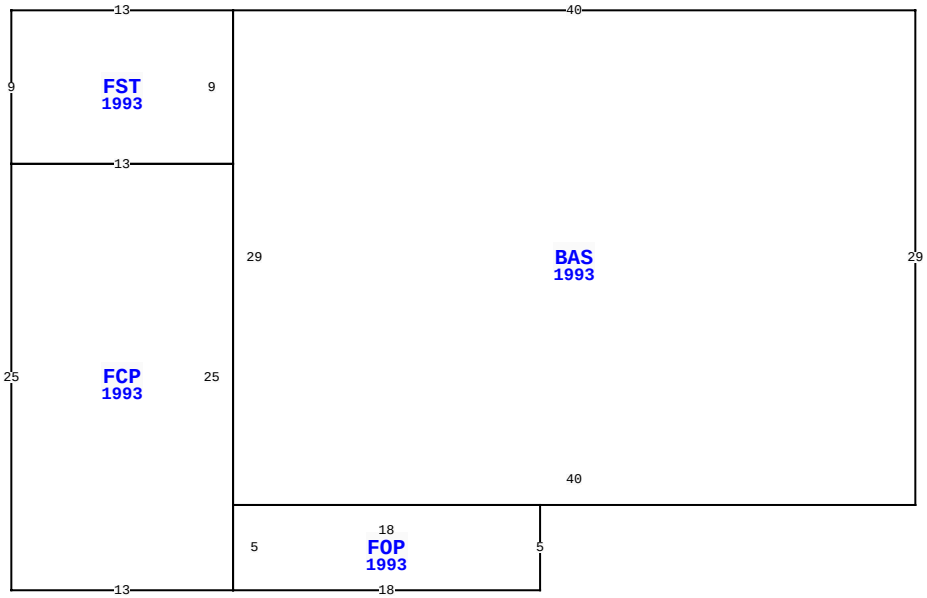
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	85,679
FCP	325	25	81	5,983
FOP	90	30	27	1,994
FST	117	55	64	4,727
TOTALS	1,692		1,332	98,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	112.1120	101.18	134,772	1958	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1160 HX Base Yr 2010



541790 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,384
TOTAL MARKET OB/XF VALUE		1,092
TOTAL LAND VALUE - MARKET		45,150
TOTAL MARKET VALUE		144,626
SOH/AGL Deduction		66,354
ASSESSED VALUE		78,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,272
TOTAL JUST VALUE		144,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98	CHNGE SRVC	800	11/01/1998
R970620	REPAIR/RRF	25,000	07/01/1997
M95961	H/AC	0	02/01/1995
MHU95758	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1613/1428	2/07/2009	WD	U	I	12	100
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: HULLETT JEFFRY						
1608/0952	3/02/2009	WD	U	I	12	67,900
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: HULLET JEFFRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S9 FCP=[YR=1993] S25 E13 FOP=[YR=1993] E18 N5 W18 S5$ N25 W13$ E13 N9$ S29 E40 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092	

LAND DESCRIPTION

TOTAL OB/XF 1,092

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		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,150							

REVIEW DATE 06/04/2020 BY KBA Total Acres: 1.29 Total Land Value: 45,150 Market: 0 Agricultural: 0 Common: 45,150 PRINTED 08/02/2023 BY SYS