

PT NW1/4 OF NE1/4 OF
SEC 33-2N-25E IN OR 782/1879 &
OR 521/1354 (EX PT IN

ALEXANDER DONALD R & MARGARET
541854 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

33-2N-25-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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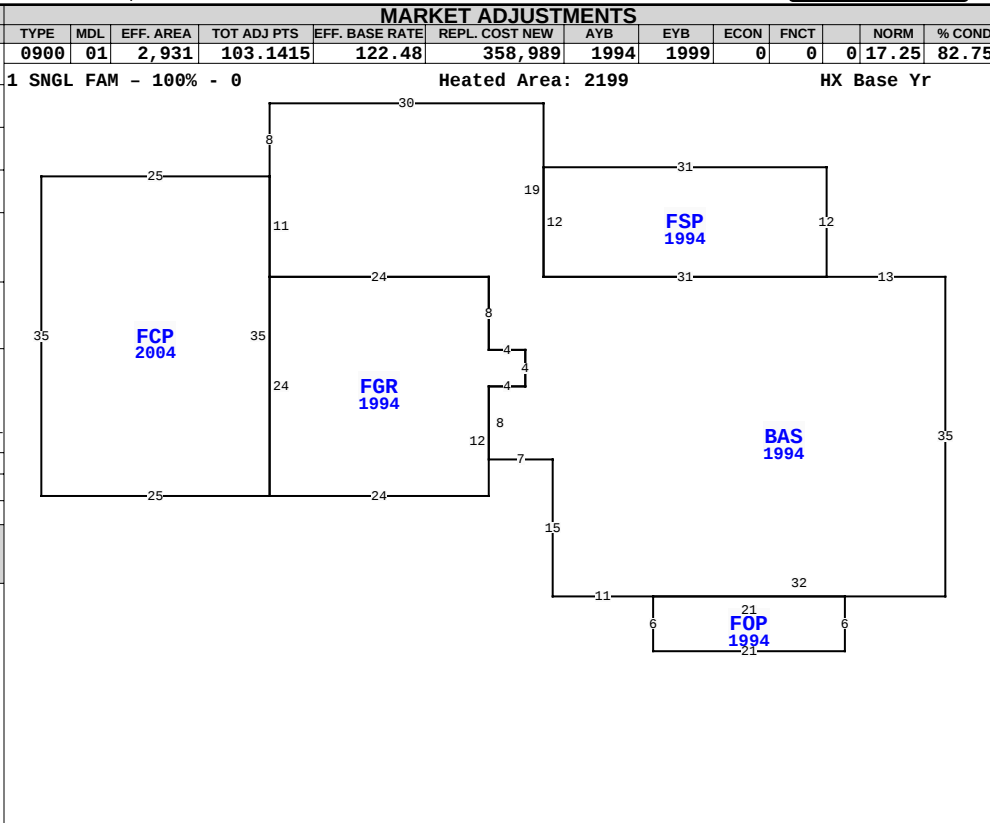
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	2,199	222,874
FCP	875	25	219	22,196
FGR	592	55	326	33,040
FOP	126	30	38	3,851
FSP	372	40	149	15,102

TOTALS	4,164		2,931	297,063
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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	0510	GARAGE WD-	0 100	60	28	1,680.00	SF	35.00	35.00	100	1993
2	0812	CONCRETE C	0 100	0	0	876.00	SF	4.00	4.00	100	1994
3	0820	WOOD WALK	0 100	0	0	65.00	SF	11.75	11.75	100	1994
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
6	0803	ASPHALT C	0 100	0	0	4,820.00	SF	1.40	1.40	100	2000

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	100		OR	0.00	0.00	2.96	AC	1.00
2	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC	1.00



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				297,063	
TOTAL MARKET OB/XF VALUE				20,588	
TOTAL LAND VALUE - MARKET				138,600	
TOTAL MARKET VALUE				456,251	
SOH/AGL Deduction				265,571	
ASSESSED VALUE				190,680	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				140,680	
TOTAL JUST VALUE				456,251	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004508	REPAIR/RRF	14,000	06/01/2018
R6645	REPAIR/RRF	1,500	10/01/2004
B13526	CARPORT	16,000	08/01/2004
6742	TEMP POLE	0	06/13/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/1879	1/22/1997	WD	U	V	21	15,000
GRANTOR: HINKLE LEWIS H						
GRANTEE: ALEXANDER DONALD &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W13 FSP=[YR=1994] N12 W31 S12 E31\$ W31 N19 W30 S8 FCP=[YR=2004] W25 S35 E25 FGR=[YR=1994] E24 N12 E4 N4 W4 N8 W24 S24\$ N35\$ S11 E24 S8 E4 S4 W4 S8 E7 S15 E11 FOP=[YR=1994] S6 E21 N6 W21\$ E32 N35\$.											