



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03
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	1,200	100	1,200	84,394
FSP	552	40	221	15,543
TOTALS	1,752		1,421	99,937

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
1	0510	GARAGE WD-	0 100	18	16	288.00	SF	26.95	26.95	100	1950	1950	3
2	0940	SHEDS/PORT	0 100	10	9	90.00	SF	13.20	13.20	100	1986	1986	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,421	100.8800	91.04	129,368	1933	1960		0	0	22.75	77.25	
1 SINGLE FAM - 100% - 2023 Heated Area: 1200 HX Base Yr 2023													
TOTALS	1,752		1,421	99,937									

541890 LEM TURNER RD, CALLAHAN					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
288.00	SF	26.95	26.95	100	1950	1950	3	20	1,552			
90.00	SF	13.20	13.20	100	1986	1986	3	20	238			
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		99,937	
TOTAL MARKET OB/XF VALUE		1,790	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		136,727	
SOH/AGL Deduction		0	
ASSESSED VALUE		136,727	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		86,727	
TOTAL JUST VALUE		136,727	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2571/1003	6/16/2022	FJ U	I	11		0	
GRANTOR: MALES LORRAINE EST							
GRANTEE: KING LORI ANN							
0591/1013	3/01/1990	WD Q	I			49,900	
GRANTOR: JAGGEARS SHIRLEY							
GRANTEE: MALES JOHN M							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W40S30 E1 FSP=[YR=1993] S8 E47 N30 W8 S22 W39S E39 N30\$.													