

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10009DRYWALL 10013LVT/LAMNT 9014CARPET 1003CENTRAL 10004AIR DUCTED 100Bedrooms2 100Bathrooms1 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme06DIST 1D 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00BAS92410092475,493FEP144801159,396FSP20740836,782TOTALS1,2751,12291,671EXTRA FEATURES541896 LEM TURNER RD, CALLAHAN

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,122115.3280104.08116,778193219650021.5078.50

Heated Area: 924
HX Base Yr 2016

Diagram showing building footprint with dimensions and area labels.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BAS 1993FEP 2001FSP 2001BUILDING MARKET VALUE91,671TOTAL MARKET OB/XF VALUE1,646TOTAL LAND VALUE - MARKET32,725TOTAL MARKET VALUE126,042SOH/AGL Deduction51,421ASSESSED VALUE74,621TOTAL EXEMPTION VALUEHX HB SX74,621BASE TAXABLE VALUE0TOTAL JUST VALUE126,042NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE109,865SALES DATAOFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE2159/152511/28/2017WDUUII11100GRANTOR: OWEN SHELLEY AGRANTEE: OWEN SHELLEY A L/E2159/122111/20/2017WDUUII11100GRANTOR: MENADUE BRIAN M & APRGRANTEE: OWEN SHELLEY ABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W28 S8 W16 S14 E16 S3 E2 FSP=[YR=2001] S9 E23 N9 W23\$ E26 N4 FEP=[YR=2001] E8 N18 W8 S18\$ N21\$.LAND DESCRIPTIONTOTAL OB/XF1,646L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDD TOT ADJUUNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECL FRZYR CONSRV1000100CSFR1000004OR0.000.000.94AC1.001.001.0035,000.0035,000.0032,725REVIEW DATE11/13/2019BYKBA Total Acres: 0.94Total Land Value: 32,725Market: 0Agricultural: 0Common: 32,725PRINTED 08/02/2023 BY SYS