PT OF NE1/4 OF SEC 33-2N-25E
IN OR 1687/1294 & OR 1917/44
(EX UTIL ESMT IN OR 1743/1168)

AGUILAR JOSE L
541801 LEM TURNER ROAD
CALLAHAN, FL 32011

**2023**

**33-2N-25-0000-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 11 | BD/BTN AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

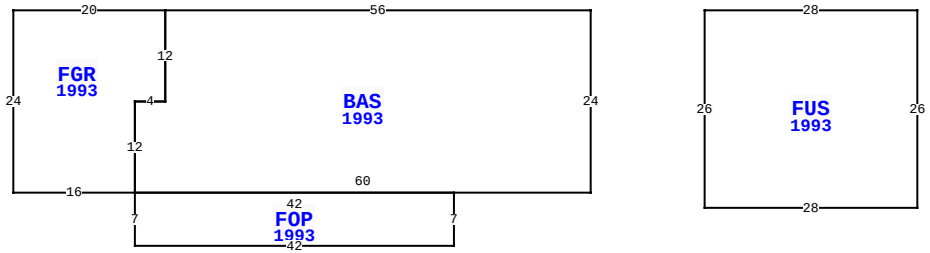
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,392 | 100 | 1,392 | 100,588 |
| FGR | 432 | 55 | 238 | 17,198 |
| FOP | 294 | 30 | 88 | 6,359 |
| FUS | 728 | 100 | 728 | 52,607 |
| TOTALS | 2,846 | | 2,446 | 176,752 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,446 | 104.6640 | 94.46 | 231,049 | 1954 | 1975 | 0 | 0 | 0 | 23.50 | 76.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2120 HX Base Yr




541801 LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 12/17/2007 | KW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 208,898 |
| TOTAL MARKET OB/XF VALUE | 42,165 |
| TOTAL LAND VALUE - MARKET | 80,640 |
| TOTAL MARKET VALUE | 331,703 |
| SOH/AGL Deduction | 41,417 |
| ASSESSED VALUE | 290,286 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 290,286 |
| TOTAL JUST VALUE | 331,703 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 275,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18005131 | REPAIR/RRF | 9,600 | 06/01/2018 |
| B1633508 | REPAIR/RRF | 6,696 | 12/01/2016 |
| B1530187 | GARAGE | 42,463 | 03/01/2015 |
| MH5333 | CO ISSUED | 0 | 06/24/2011 |
| P14692 | OTHER | 0 | 03/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1917/0044 | 5/14/2014 | WD | U | V | 37 | 8,000 |
| GRANTOR: HARTSFIELD JOHN DAVID | | | | | | |
| GRANTEE: AGUILAR JOSE L | | | | | | |
| 1687/1294 | 5/26/2010 | WD | Q | I | 02 | 162,000 |
| GRANTOR: HARTSFIELD JOHN DAVID | | | | | | |
| GRANTEE: AGUILAR JOSE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 FGR=[YR=1993] W20 S24 E16 N12 E4 N12 $ S12 W4 S12 FOP=[YR=1993] S7 E42 N7 W42 $ E60 N24 $ PTR= E15 FUS=[YR=1993] E28 S26 W28 N26$ W15 $ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 76 | 3 | 228.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 519 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 50 | 2 | 100.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 228 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 51 | 18 | 918.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 35 | 1,285 | |
| 4 | 0812 | CONCRETE C | 0 | 0 | 325 | 10 | 3,250.00 | SF | 3.40 | 3.40 | 100 | 1980 | 1980 | 3 | 35 | 3,868 | |
| 6 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1954 | 1954 | 3 | 20 | 400 | |
| 7 | 0510 | GARAGE WD- | 0 | 0 | 24 | 18 | 432.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 3,024 | |
| 9 | 0472 | VF 2 RAIL | 0 | 0 | 0 | 0 | 160.00 | LF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 61 | 1,464 | |
| 10 | 0510 | GARAGE WD- | 0 | 0 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 2,800 | |
| 11 | 0510 | GARAGE WD- | 0 | 0 | 28 | 36 | 1,008.00 | SF | 35.00 | 35.00 | 100 | 2015 | 2015 | 3 | 81 | 28,577 | |

## LAND DESCRIPTION

TOTAL OB/XF 42,165

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 4.48 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 80,640 | | | | | | | |

REVIEW DATE 02/04/2019 BY KBX Total Acres: 4.48 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 OF SEC 33-2N-25E
IN OR 1687/1294 & OR 1917/44
(EX UTIL ESMT IN OR 1743/1168)

AGUILAR JOSE L
541801 LEM TURNER ROAD
CALLAHAN, FL 32011

**2023**

**33-2N-25-0000-0008-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

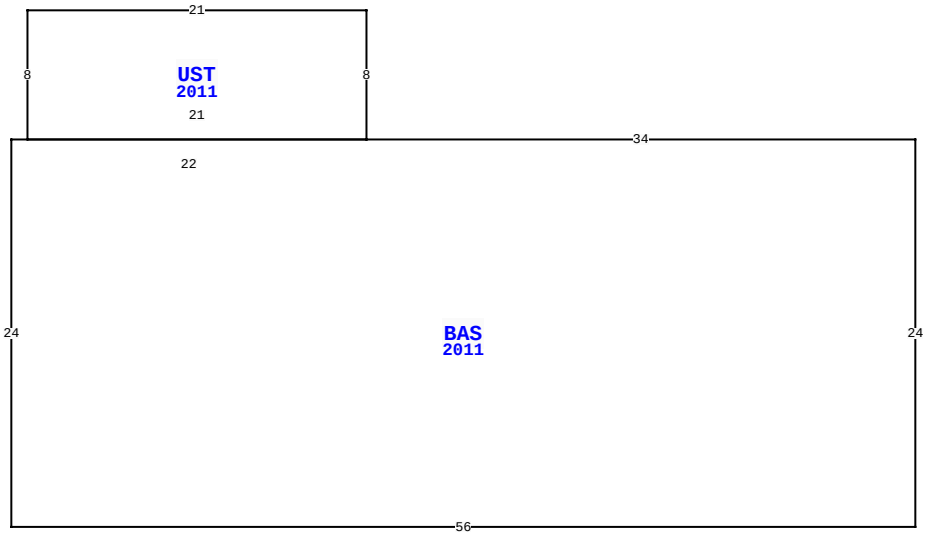
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 30,087 |
| UST | 168 | 55 | 92 | 2,060 |
| TOTALS | 1,512 | | 1,436 | 32,146 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,436 | 114.8000 | 74.62 | 107,154 | 1974 | 1974 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr




541801 LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 12/17/2007 | KW | LGL DATE |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| GRANTOR: HARTSFIELD JOHN DAVID | | | | | | |
| GRANTEE: AGUILAR JOSE L | | | | | | |
| 1687/1294 | 5/26/2010 | WD | Q | I | 02 | 162,000 |
| GRANTOR: HARTSFIELD JOHN DAVID | | | | | | |
| GRANTEE: AGUILAR JOSE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W34 UST=[YR=2011] N8 W21 S8 E21$ W22 S24 E56 N24$.

## 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 | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 02/04/2019 BY KBX Total Acres: 4.48 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 08/02/2023 BY SYS