PT OF NE1/4 OF SEC 33-2N-25E
IN OR 2186/392

KOZDRAS NIKOLAS M
541729 LEM TURNER RD
CALLAHAN, FL 32011

2023

33-2N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

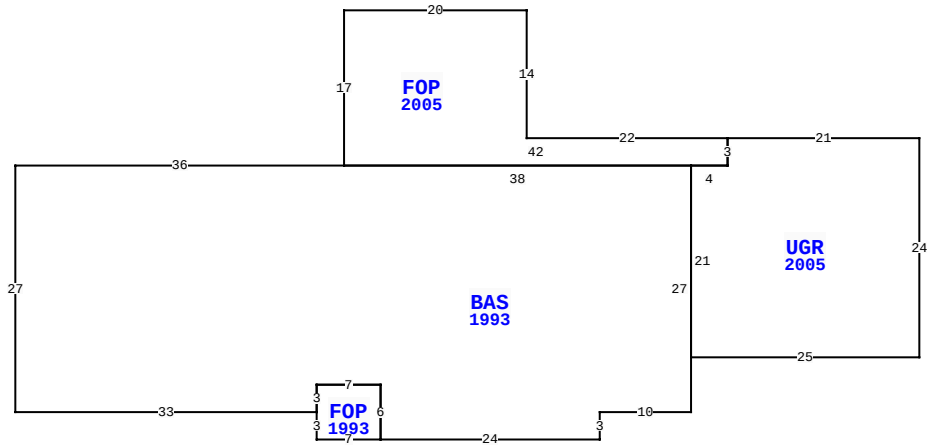
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,049	100	2,049	189,259
FOP	42	30	13	1,201
FOP	406	30	122	11,269
UGR	588	45	265	24,477
TOTALS	3,085		2,449	226,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,449	138.3074	124.82	305,684	1958	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2049 HX Base Yr 2019



541729 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/09/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,676
TOTAL MARKET OB/XF VALUE		6,891
TOTAL LAND VALUE - MARKET		66,240
TOTAL MARKET VALUE		321,807
SOH/AGL Deduction		100,095
ASSESSED VALUE		221,712
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		171,712
TOTAL JUST VALUE		321,807
NCON VALUE		22,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013749	GARAGE	41,536	10/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0392	3/23/2018	WD	Q	I	01	275,000
GRANTOR: LBS 541729 LEM TURNER						
GRANTEE: KOZDRAS NIKOLAS M						
1635/1107	8/03/2009	PR	U	V	19	100
GRANTOR: CONNER JANICE FAYE S						
GRANTEE: LBS 541729 LEM TURN						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2005] W21 FOP=[YR=2005] W22 N14 W20 S17
BAS=[YR=1993] W36 S27 E33 FOP=[YR=1993] S3 E7 N6 W7 S3 $ N3 E7 S6 E24 N3 E10 N27 W38 $ E42 N3 $ S3 W4 S21 E25 N24 $.

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	1958	1958	3	21	735	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1970	1970	3	20	800	
3	0680	POLE SHED	0	100	22	8	176.00	SF	10.00	10.00	100	1975	1975	3	20	352	
4	0681	POLE SHED	0	100	22	11	242.00	SF	15.00	15.00	100	1980	1980	3	20	726	
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	100	1980	1980	3	35	3,318	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 6,891

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	3.68	AC		1.00	1.00	1.00	18,000.00	18,000.00	66,240							

REVIEW DATE 03/16/2022 BY HS Total Acres: 3.68 Total Land Value: 66,240 Market: 0 Agricultural: 0 Common: 66,240 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

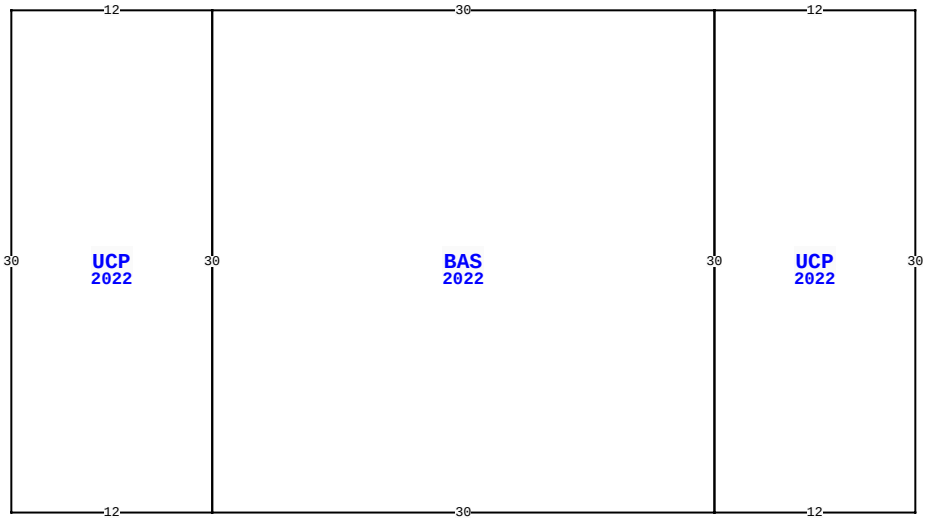
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	900	100	900	19,370
UCP	360	20	72	1,549
UCP	360	20	72	1,549
TOTALS	1,620		1,044	22,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,044	62.1000	21.74	22,697	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2019 Heated Area: 900 HX Base Yr 2019



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GRANTOR: CONNER JANICE FAYE S						
GRANTEE: LBS 541729 LEM TURN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W30 UCP=[YR=2022] W12 S30 E12 N30$ S30 E30 N30$ S30 E12 N30$.

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 03/16/2022 BY HS Total Acres: 3.68 Total Land Value: 66,240 Market: 0 Agricultural: 0 Common: 66,240 PRINTED 08/02/2023 BY SYS