

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 100
03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floo 14 CARPET 60
Interior Floo 11 CLAY TILE 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms
Bathrooms
Frame 02 WOOD FRAME 100
Stories Units 1. 1. 100
0 100
Occupancy 00 NONE 100

Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS19810019822,896
BAS2,4021002,402277,753
FGR4625525429,371
FOP3530101,156
SFB2868022926,480

TOTALS3,3833,093357,656

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,093114.5584136.04420,772199220020015.0085.00

1 SNGL FAM - 100% - 1993Heated Area: 2829HX Base Yr 1993

The floor plan shows a large rectangular building footprint labeled 'BAS 1993' with overall dimensions of 49 by 40. A smaller section at the bottom right is labeled 'FGR 1993' with dimensions 21 by 22. Another small section is labeled 'FOP 1993' with dimensions 7 by 5. The plan includes various internal walls and setbacks, with dimensions like 22, 13, 4, 2, 7, 12, 11, 18, 10, 11, 14, 8, 21, 34, 28, 5, 7, 3, 13, 22, 49, and 40.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE357,656
TOTAL MARKET OB/XF VALUE12,138
TOTAL LAND VALUE - MARKET84,060
TOTAL MARKET VALUE453,854
SOH/AGL Deduction278,276
ASSESSED VALUE175,578
TOTAL EXEMPTION VALUEHX HB VX55,000
BASE TAXABLE VALUE120,578
TOTAL JUST VALUE453,854
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE378,615

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2625/010411/16/2022WDUUI11100
GRANTOR: CONNER CARLILE L JR &
GRANTEE: CONNER TRUST
2446/19412/02/2021WDUUI11100
GRANTOR: CONNER CARLILE L JR &
GRANTEE: CONNER TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 BAS=[YR=1993] W12 N2 W7 S2 W4 SFB=[YR=1993] N13 W22 S13 E22\$ W49 S40 E28 N3 FOP=[YR=1993] E7 N5 W7 S5\$ N5 E34 FGR=[YR=1993] S8 E21 N22 W21 S14\$ N14 E10 N18\$ S18 E11 N18\$.

EXTRA FEATURES

541777 LEM TURNER RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199219923742,590
20811CONCRETE B010000860.00SF5.205.20100199219923662,952
40510GARAGE WD-01002020400.00SF35.0035.00100200020003294,060
50680POLE SHED01002013260.00SF10.0010.0010020002000329754
60681POLE SHED010000330.00SF15.0015.00100200320033361,782

LAND DESCRIPTION

TOTAL OB/XF12,138

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000004OR0.000.004.67AC1.001.001.0018,000.0018,000.0084,060

REVIEW DATE06/04/2020BYKBA

Total Acres: 4.67Total Land Value: 84,060Market: 0Agricultural: 0Common: 84,060PRINTED 08/02/2023 BY SYS