LOT 1
ROSE WOOD SUB PB 3/65

VOLPITTA NICHOLAS
541754 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

33-2N-25-4040-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

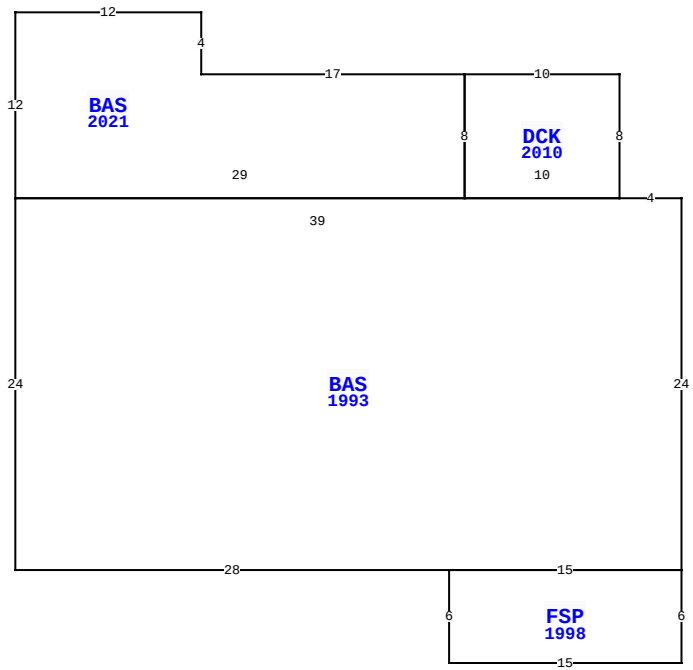
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,032	100	1,032	96,265
BAS	280	100	280	26,118
DCK	80	10	8	746
FSP	90	40	36	3,358
TOTALS	1,482		1,356	126,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	116.0640	104.75	142,041	1955	2000	0	0	0	10.95	89.05

1 SINGLE FAM – 100% - 2022 Heated Area: 1312 HX Base Yr 2022



541754 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,488
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		25,988
TOTAL MARKET VALUE		154,906
SOH/AGL Deduction		1,248
ASSESSED VALUE		153,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,658
TOTAL JUST VALUE		154,906
NCON VALUE		2,430
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985138	SWIM POOL	7,558	07/01/1998
E94842	CHNGE SRVC	3,300	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0265	11/04/2021	WD	Q	I	02	165,000
GRANTOR: NEWTON ERICA & RAYMON						
GRANTEE: VOLPITTA NICHOLAS						
1729/1027	3/11/2011	WD	U	I	11	47,700
GRANTOR: FANNIE MAE A/K/A FEDE						
GRANTEE: LEE ERICA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4DCK=[YR=2010] N8 W10 BAS=[YR=2021] W17 N4 W12 S12 E29 N8$ S8 E10$ W39 S24 E28 FSP=[YR=1998] S6 E15 N6 W15$ E15 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
2	0680	POLE SHED	0	100	30	18	540.00	SF	5.00	5.00	100	2018	2018	3	90	2,430	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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	000100	C	SFR	100		OR	0.00	0.00	0.33	AC		1.00	1.00	2.25	35,000.00	78,750.00	25,988							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 25,988 Market: 0 Agricultural: 0 Common: 25,988 PRINTED 08/02/2023 BY SYS