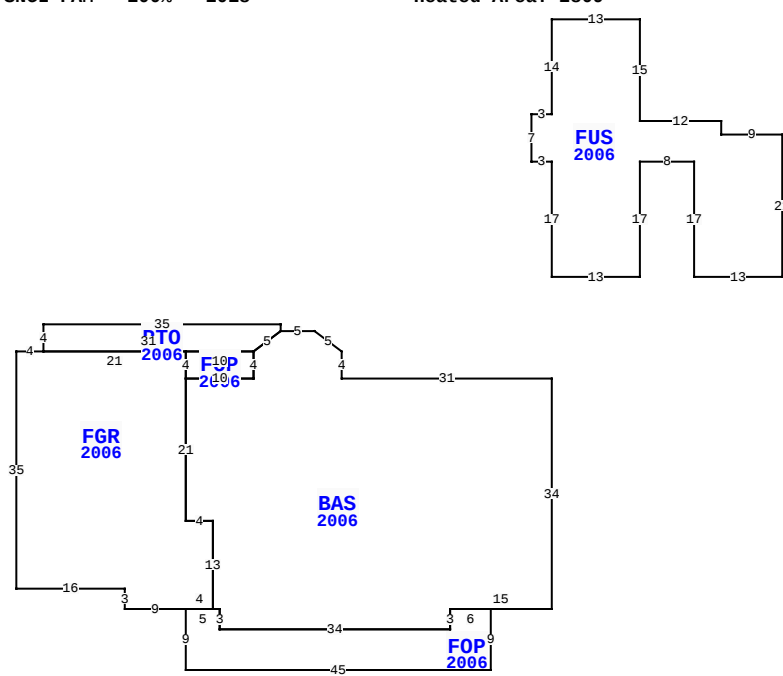


GETZ CHRISTOPHER W & TANYA D
541530 LEM TURNER RD
CALLAHAN, FL 32011

34-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		10	ABOVE AVG 90		0900	01	3,444	117.7968	139.88	481,747	2006	2006	2006	0	0	7.55	92.45	VALUATION BY					STANDARD													
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2018										Heated Area: 2809					HX Base Yr 2018					Tax Group: 6					Tax Dist:						
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					693,437																
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					41,674																
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					274,680																
Interior Floo		11	CLAY TILE 50												TOTAL MARKET VALUE					1,009,791																
Interior Floo		14	CARPET 50												SOH/AGL Deduction					314,774																
Air Condition		03	CENTRAL 100												ASSESSED VALUE					695,017																
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,000																
Bedrooms		4	100												BASE TAXABLE VALUE					645,017																
Bathrooms		3.5	100												TOTAL JUST VALUE					1,009,791																
Frame		02	WOOD FRAME 100												NCON VALUE					0																
Stories		2.	100		INCOME VALUE																															
Units		0	100		PREVIOUS YEAR MKT VALUE					701,464																										
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		8026.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,965	100	1,965	254,112																																
FGR	954	55	525	67,893																																
FOP	40	30	12	1,552																																
FOP	303	30	91	11,768																																
FUS	844	100	844	109,146																																
PTO	134	5	7	905																																
TOTALS		4,240	3,444	445,375	541530 LEM TURNER RD, CALLAHAN										BLD DATE		LGL DATE		05/22/2023		MLU															
EXTRA FEATURES												XF DATE		LAND DATE																						
												INC DATE		AG DATE																						
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																				
7	0812	CONCRETE C	0 100	0	0	1,251.00	SF	4.00	4.00	100	2006	2006	3	88	4,404																					
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																					
10	0461	IRON FENCE	0 100	230	4	920.00	SF	8.50	8.50	100	2006	2006	3	91	7,116																					
11	0092	AUTO GATE	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	31	1,085																					
12	0861	POOL GUNIT	0 100	0	0	378.00	SF	85.00	85.00	100	2007	2007	3	52	16,708																					
13	0845	KOOL DECK	0 100	0	0	534.00	SF	7.25	7.25	100	2007	2007	3	89	3,446																					
14	0462	ST/AL FNC	0 100	136	4	544.00	SF	10.00	10.00	100	2007	2007	3	52	2,829																					
15	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222																					
16	0803	ASPHALT C	0 100	0	0	3,159.00	SF	2.00	2.00	100	2008	2008	3	64	4,044																					
LAND DESCRIPTION																	TOTAL OB/XF										41,674									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	19.62	AC		1.00	1.00	1.00	14,000.00	14,000.00	274,680																			

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