

PT OF SW1/4 OF NW1/4 &
NW1/4 OF NW1/4
IN OR 811/1352

CRAIG SUE B LVG TRUST/MARSH SUE B TRUSTEE
PO BOX 56
CALLAHAN, FL 32011-0056

2023

34-2N-25-0000-0001-0010



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	PAGE 1 of 1																				
Exterior Wall	19	COMMON BRK 100	0100	01	2,674	124.9920	112.81	301,654	1940	1980	0	0	0	31.00	69.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													STANDARD																			
Roof Cover	03	COMP SHNGL 100	Heated Area: 1985													HX Base Yr																			
Interior Wall	04	PLYWOOD 50														VALUATION BY																			
Interior Wall	05	DRYWALL 50														Tax Group: 6										Tax Dist:									
Interior Floo	14	CARPET 60														BUILDING MARKET VALUE										208,141									
Interior Floo	12	HARDWOOD 40														TOTAL MARKET OB/XF VALUE										20,463									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										314,760									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										281,738									
Bedrooms	3	100														SOH/AGL Deduction										35,685									
Bathrooms	2	100														ASSESSED VALUE										246,053									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										0									
Stories	1.	1. 100														BASE TAXABLE VALUE										246,053									
Units	0	100	TOTAL JUST VALUE										543,364																						
BUD8 Adjustme	06	DIST 1D 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
Quality										04	Quality Level 04										219,804														
DOR CODE										5000IMPROVED AG																									
MAP NUM										MKT AREA										08															
NEIGHBORHOOD/LOC										8026.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,985	100	1,985	154,510																															
FGR	576	55	317	24,675																															
FOP	160	30	48	3,736																															
FOP	201	30	60	4,671																															
FST	480	55	264	20,550																															
TOTALS										3,402	2,674	208,141																							
EXTRA FEATURES										541616 LEM TURNER RD, CALLAHAN																									
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																		
1	0810	CONCRETE A	0	0	16	24	384.00	SF	6.50	6.50	100	1984	1984	3	47	1,173																			
2	0510	GARAGE WD-	0	0	23	36	828.00	SF	35.00	35.00	100	1985	1985	3	20	5,796																			
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	35	91																			
4	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1980	1980	3	35	328																			
5	0511	GARAGE CB-	0	0	13	9	117.00	SF	40.00	40.00	100	1975	1975	3	27	1,264																			
6	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1975	1975	3	38	2,660																			
7	0680	POLE SHED	0	0	0	0	1,381.00	SF	10.00	10.00	100	1995	1995	3	24	3,314																			
8	0811	CONCRETE B	0	0	47	11	517.00	SF	5.20	5.20	100	2000	2000	3	80	2,151																			
9	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00	4.00	100	2000	2000	3	80	3,686																			
LAND DESCRIPTION										TOTAL OB/XF										20,463															
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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																		
2	006000	A	PAST1/HAY	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400																		
3	005500	A	TIMBER 2 SI	0			0.00	0.00	24.97	AC		1.00	1.00	1.00	550.00	550.00	13,734																		
4	009910	M	MKT. VAL. AG	0			0.00	0.00	34.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	279,760																		
REVIEW DATE										06/01/2022										BY KBA															
Total Acres:										35.97										Total Land Value:															
										53,134										Market:															
										279,760										Agricultural:															
										18,134										Common:															
										35,000										PRINTED 08/02/2023 BY SYS															