L/E OR 1572/642 R583209

TUCKER LOIS L/E/HADDOCK BRENDA TUCKER &
541573 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

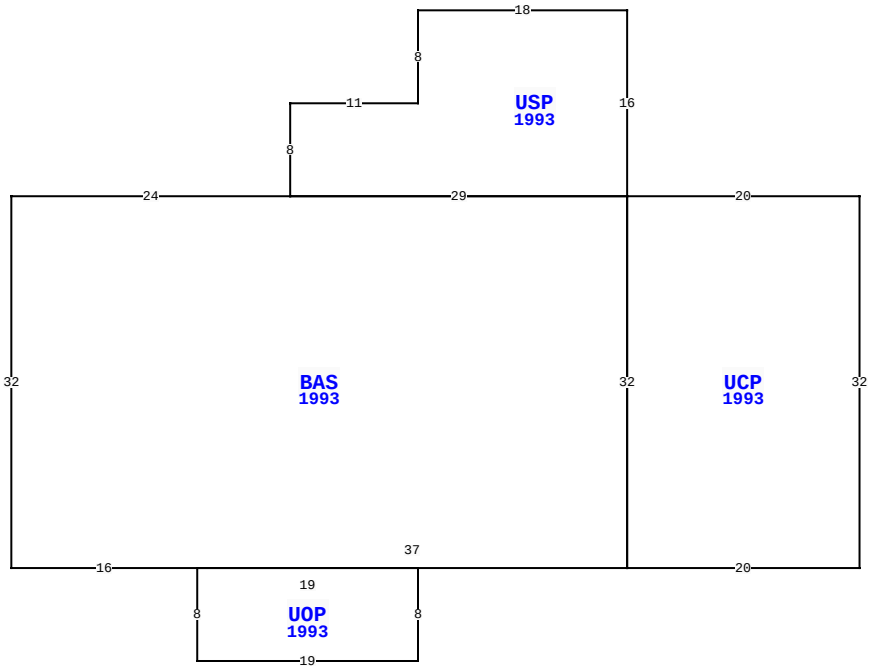
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	38,946
UCP	640	20	128	2,939
UOP	152	20	30	689
USP	376	30	113	2,595
TOTALS	2,864		1,967	45,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,967	100.9400	65.61	129,055	1981	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1696 HX Base Yr



541573 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,119
TOTAL MARKET OB/XF VALUE		21,092
TOTAL LAND VALUE - MARKET		65,800
TOTAL MARKET VALUE		180,011
SOH/AGL Deduction		35,654
ASSESSED VALUE		144,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,357
TOTAL JUST VALUE		180,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/0642	6/17/2008	WD	U	I	07	100
GRANTOR: TUCKER LOIS ETAL						
GRANTEE: HADDOCK BRENDA TUCK						
1437/0566	8/15/2006	QC	U	I	18	100
GRANTOR: TUCKER LOIS						
GRANTEE: TUCKER LOIS L/E						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 USP=[YR=1993] N16 W18 S8 W11 S8
BAS=[YR=1993] W24 S32 E16 UOP=[YR=1993] S8 E19 N8 W19 $ E37
N32 W29 $ E29 $ S32 E20 N32 $.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	1980	1980	3	20	1,158	
2	0350	CARPORT WD	0	100	33	20	660.00	SF	13.00	13.00	100	1980	1980	3	20	1,716	
3	0940	SHEDS/PORT	0	100	15	10	150.00	SF	20.10	20.10	100	1980	1980	3	20	603	
4	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1980	1980	3	35	655	
5	0810	CONCRETE A	0	100	15	8	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	
6	0811	CONCRETE B	0	100	33	21	693.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,784	
7	0510	GARAGE WD-	0	100	31	30	930.00	SF	35.00	35.00	100	1992	1992	3	20	6,510	
8	0510	GARAGE WD-	0	100	31	30	930.00	SF	35.00	35.00	100	1992	1992	3	20	6,510	
9	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1992	1992	3	20	818	
10	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1992	1992	3	20	576	

TOTAL OB/XF 20,603

LAND DESCRIPTION

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	0004	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,800							

REVIEW DATE 03/24/2021 BY KBA Total Acres: 1.88 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 08/02/2023 BY SYS

L/E OR 1572/642 R583209

TUCKER LOIS L/E/HADDOCK BRENDA TUCKER &
541573 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

34-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

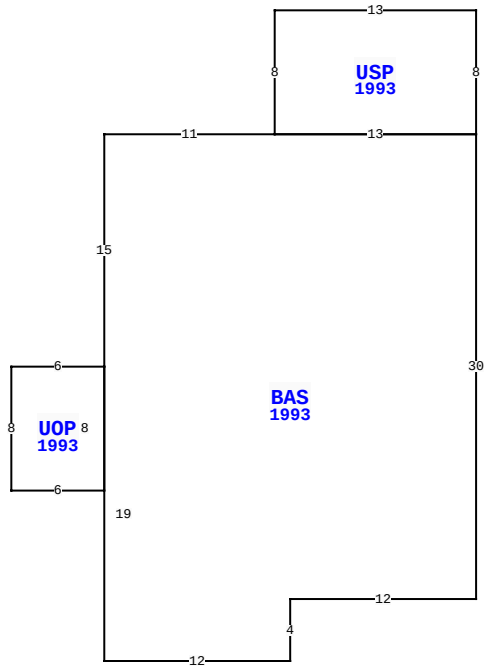
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	768	100	768	30,498
UOP	48	20	10	397
USP	104	30	31	1,231
TOTALS	920		809	32,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	809	88.0000	79.42	64,251	1950	1950	0	0	0	50.00	50.00

2 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



541573 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		93,119
TOTAL MARKET OB/XF VALUE		21,092
TOTAL LAND VALUE - MARKET		65,800
TOTAL MARKET VALUE		180,011
SOH/AGL Deduction		35,654
ASSESSED VALUE		144,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,357
TOTAL JUST VALUE		180,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/0642	6/17/2008	WD	U	I	07	100
GRANTOR: TUCKER LOIS ETAL						
GRANTEE: HADDOCK BRENDA TUCK						
1437/0566	8/15/2006	QC	U	I	18	100
GRANTOR: TUCKER LOIS						
GRANTEE: TUCKER LOIS L/E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W13 S8 BAS=[YR=1993] W11 S15 UOP=[YR=1993]
W6 S8 E6 N8 $ S19 E12 N4 E12 N30 W13 $ E13 N8 $.

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
11	0350	CARPORT WD	0	0	19	15	285.00	SF	8.58	8.58	100	1992	1992	3	20	489	

LAND DESCRIPTION

TOTAL OB/XF 489

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

REVIEW DATE 03/24/2021 BY KBA Total Acres: 1.88 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 08/02/2023 BY SYS

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CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

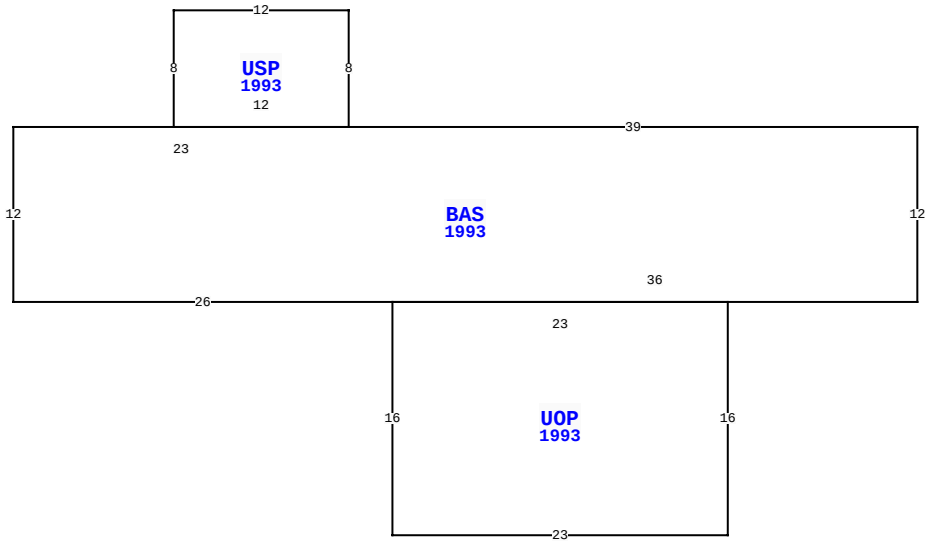
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	744	13,318
UOP	368	25	92	1,647
USP	96	50	48	859
TOTALS	1,208		884	15,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	884	91.8000	59.67	52,748	1972	1972	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



541573 LEM TURNER RD, CALLAHAN

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VALUATION SUMMARY

VALUATION BY		STANDARD
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: HADDOCK BRENDA TUCK						
1437/0566	8/15/2006	QC	U	I	18	100
GRANTOR: TUCKER LOIS						
GRANTEE: TUCKER LOIS L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 USP=[YR=1993] N8 W12 S8 E12 $ W23 S12 E26
UOP=[YR=1993] S16 E23 N16 W23 $ E36 N12 $.

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 03/24/2021 BY KBA Total Acres: 1.88 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 08/02/2023 BY SYS