

IN OR 1185/450
EX 7-1

BRADDOCK ROBIN D & ROGER A
541497 LEM TURNER ROAD
CALLAHAN, FL 32011-8570

2023

34-2N-25-0000-0007-0000



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	PAGE 1 of 2										
Exterior Wall	20	FACE BRICK 100	0900	01	3,131	105.1974	124.92	391,125	2005	2005	0	0	0	12.75	87.25	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 2710									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
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	2,710	100	2,710	295,370																					
FGR	618	55	340	37,058																					
FOP	111	30	33	3,596																					
PTO	128	5	6	654																					
STP	16	10	2	218																					
STP	36	10	4	436																					
UOP	180	20	36	3,924																					
TOTALS			3,799	3,131	341,257																				
EXTRA FEATURES			541497 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	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	2005	2005	3	87	3,898									
2	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	27	216									
3	0911	SCRN RM A	0	100	36	34	1,224.00	SF	17.50	17.50	100	2010	2010	3	50	10,710									
4	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2010	2010	3	64	29,376									
5	0855	CONC PAVER	0	100	0	0	684.00	SF	7.00	7.00	100	2010	2010	3	92	4,405									
6	0940	SHEDS/PORT	0	100	13	13	169.00	SF	30.00	30.00	100	2006	2006	3	31	1,572									
7	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	2006	2006	3	88	1,739									
8	0810	CONCRETE A	0	100	0	0	786.00	SF	6.50	6.50	100	2017	2017	3	97	4,956									
9	0810	CONCRETE A	0	100	0	0	820.00	SF	6.50	6.50	100	2019	2019	3	99	5,277									
TOTAL OB/XF			62,149																						
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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	35,000.00	35,000.00	69,650								
REVIEW DATE 07/08/2021 BY KBA Total Acres: 1.99 Total Land Value: 69,650 Market: 0 Agricultural: 0 Common: 69,650 PRINTED 08/02/2023 BY SYS																									

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