IN OR 2517/1983

MITCHELL KELLY J & PAUL F
540259 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-0000-0005-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	02	Quality Level 02

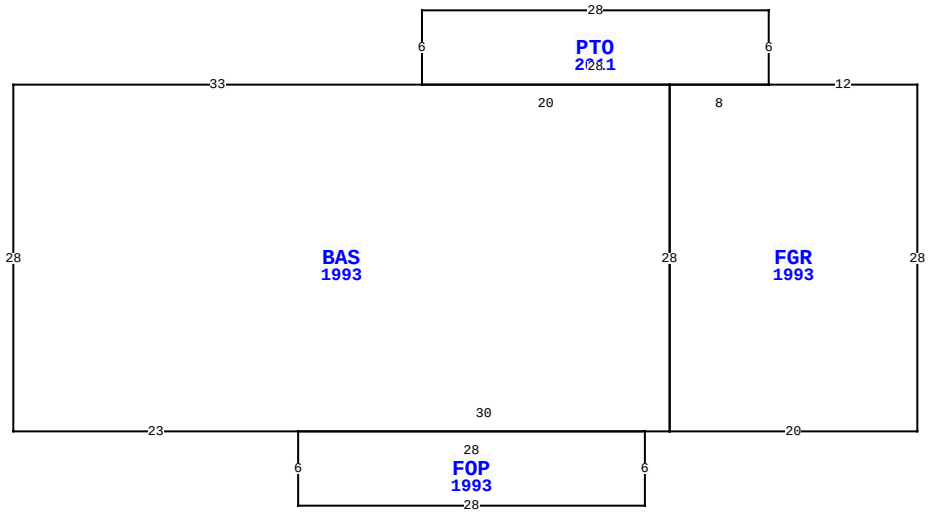
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	141,971
FGR	560	55	308	29,466
FOP	168	30	50	4,783
PTO	168	5	8	766
TOTALS	2,380		1,850	176,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	105.4500	125.22	231,657	1980	1990	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 2022 Heated Area: 1484 HX Base Yr 2022



540259 LEM TURNER RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,986
TOTAL MARKET OB/XF VALUE		11,902
TOTAL LAND VALUE - MARKET		60,550
TOTAL MARKET VALUE		249,438
SOH/AGL Deduction		43,265
ASSESSED VALUE		206,173
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,173
TOTAL JUST VALUE		249,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313647	REPAIR/RRF	7,200	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1983	11/29/2021	WD	Q	I	01	299,500
GRANTOR: SAIN FAMILY REVOCABLE						
GRANTEE: MITCHELL KELLY J &						
0711/0628	8/15/1994	QC	U	I	01	100
GRANTOR: SAIN DON & EDNA						
GRANTEE: SAIN EDNA I TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 PTO=[YR=2011] N6 W28 S6 BAS=[YR=1993] W33 S28 E23 FOP=[YR=1993] S6 E28 N6 W28$ E30 N28 W20$ E28$ W8 S28 E20 N28$.

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	0812	CONCRETE C	0	100	0	0	3,420.00	SF	4.00	4.00	100	2005	2005	3	87	11,902	

LAND DESCRIPTION

TOTAL OB/XF 11,902

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		RM	0.00	0.00	1.73	AC		1.00	1.00	1.00	35,000.00	35,000.00	60,550							

REVIEW DATE 04/21/2020 BY KBA Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/02/2023 BY SYS