LOT 10
IN OR 1084/1511
LEE STONER SHORES #2 UNR

MILLER TAYLOR B & CINDY B
540228 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

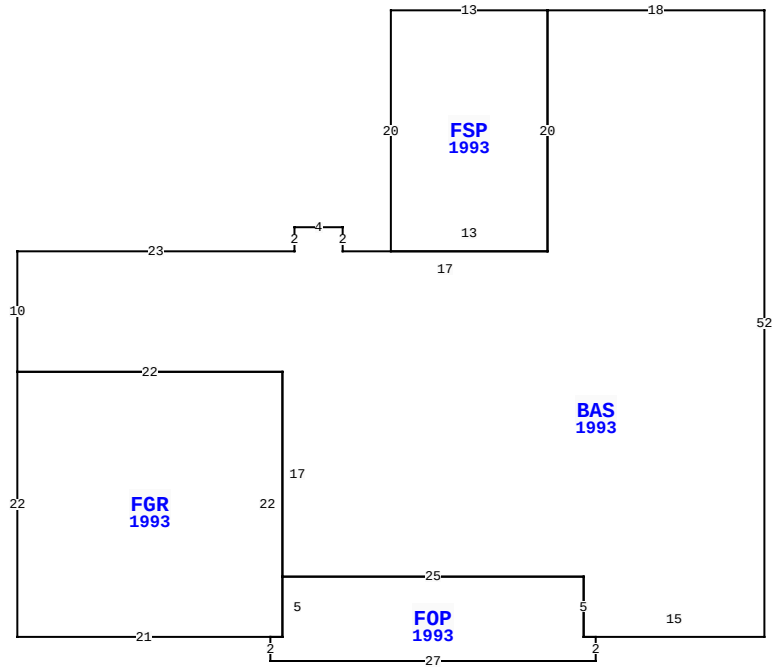
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,743	100	1,743	164,010
FGR	484	55	266	25,030
FOP	179	30	54	5,081
FSP	260	40	104	9,786
TOTALS	2,666		2,167	203,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	98.4312	116.89	253,301	1991	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2003 Heated Area: 1743 HX Base Yr 2003



540228 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		203,907
TOTAL MARKET OB/XF VALUE		89,326
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		338,233
SOH/AGL Deduction		156,658
ASSESSED VALUE		181,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,575
TOTAL JUST VALUE		338,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326886	CARPORT	7,171	02/01/2013
B1326887	XFOB	31,067	02/01/2013
7848	SWIM POOL	7,900	02/14/1992
7242	NEW CONSTR	83,000	05/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1084/1511	10/03/2002	WD	Q	I		150,000
GRANTOR: BAILEY BETTY F						
GRANTEE: MILLER TAYLOR & CIN						
0608/0580	9/25/1990	WD	Q	V		17,200
GRANTOR: ARPEN BERTHA TRUSTEE						
GRANTEE: BAILEY FRED & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] W13 S20 E13 N20$ S20 W17 N2 W4 S2 W23 S10 FGR=[YR=1993] S22 E21 FOP=[YR=1993] S2 E27 N2 W1 N5 W25 S5 W1$ E1 N22 W22$ E22 S17 E25 S5 E15 N52$.

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	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	1991	1991	3	64	3,301	
2	0861	POOL GUNIT	0	100	28	11	308.00	SF	85.00	85.00	100	1992	1992	3	20	5,236	
3	0845	KOOL DECK	0	100	96	3	288.00	SF	7.25	7.25	100	1992	1992	3	66	1,378	
4	0812	CONCRETE C	0	100	0	0	2,420.00	SF	4.00	4.00	100	1992	1992	3	66	6,389	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420	
7	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1995	1995	3	20	600	
8	0812	CONCRETE C	0	100	0	0	2,162.00	SF	4.00	4.00	100	2004	2004	3	86	7,437	
9	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2013	2013	3	65	2,340	
10	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	2013	2013	3	95	4,199	

TOTAL OB/XF 33,890

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	000100	C	SFR	100	0006	RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/03/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	100	30	25	750.00	SF	35.00	35.00	100	2013	2013	3	75	19,688	
13	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2018	2018	3	90	4,968	
14	0463	FENCE GATE	0	100	0	0	60.00	UT	300.00	300.00	100	2018	2018	3	95	17,100	
15	0463	FENCE GATE	0	100	0	0	48.00	UT	300.00	300.00	100	2018	2018	3	95	13,680	

LAND DESCRIPTION

TOTAL OB/XF 55,436

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 08/03/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS