TRACTS 17 18 21 & 22
IN OR 2648/207
LEE STONER SHORES 2 UNR

MCMAHEL WILMONT WAYNE LIVING TRUST/MCMAHEL WILMONT
540176 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-296B-0017-0000

BUILDING CHARACTERISTICS

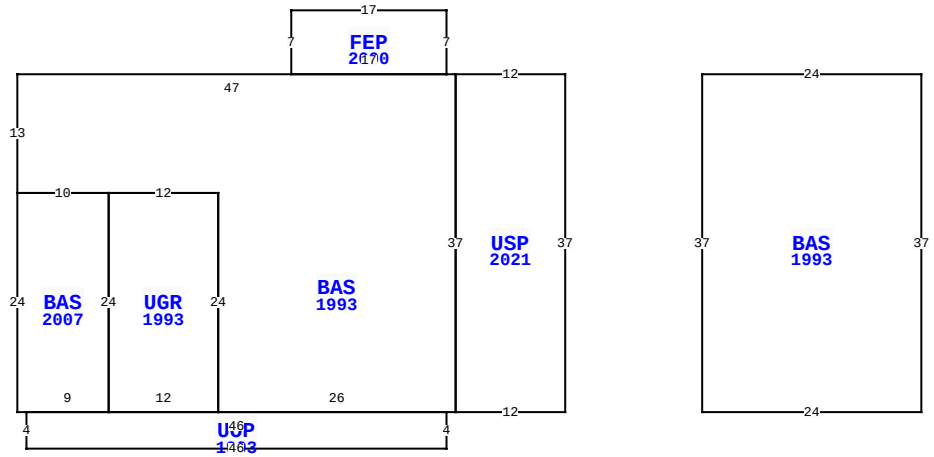
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	888	100	888	91,396
BAS	1,248	100	1,248	128,448
BAS	240	100	240	24,702
FEP	119	80	95	9,777
UGR	288	45	130	13,380
UOP	184	20	37	3,808
USP	444	30	133	13,689
TOTALS	3,411		2,771	285,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	97.1136	115.32	319,552	1972	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2021 Heated Area: 2376 HX Base Yr 2021



540176 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		385,726
TOTAL MARKET OB/XF VALUE		16,882
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		537,608
SOH/AGL Deduction		67,378
ASSESSED VALUE		470,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,230
TOTAL JUST VALUE		537,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006094	GARAGE	61,536	05/12/2021
17006334	REPAIR/RRF	4,000	10/01/2017
B1429281	XFOB	2,474	09/01/2014
E007018	GARAGE	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/207	6/13/2023	SW	U	I	11	100
GRANTOR: MCMAHEL WILMONT W						
GRANTEE: MCMAHEL WILMONT WAY						
2275/0390	3/11/2019	QC	U	I	11	134,000
GRANTOR: SINGH BARJINDER & JOH						
GRANTEE: MCMAHEL WILMONT W						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W12 BAS=[YR=1993] W1 FEP=[YR=2000] N7 W17 S7 E17 $ W47 S13 BAS=[YR=2007] S24 E1 UOP=[YR=1993] S4 E46 N4 W46 $ E9 N24 W10 $ E10 UGR=[YR=1993] S24 E12 N24 W12 $ E12 S24 E26 N37 $ S37 E12 N37 $ PTR= E15 BAS=[YR=1993] E24 S37 W24 N37 $ W15 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	875.00	875.00	100	1972	1972	3	32	280	
6	0803	ASPHALT C	0	100	0	0	2,542.00	SF	2.00	2.00	100	1980	1980	3	50	2,542	
12	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2000	2000	3	29	12,180	
13	0351	CARPORT MT	0	100	28	12	336.00	SF	6.30	6.30	100	2000	2000	3	20	423	
14	0351	CARPORT MT	0	100	18	20	360.00	SF	5.60	5.60	100	1997	1997	3	20	403	
15	0940	SHEDS/PORT	0	0	12	24	288.00	SF	18.30	18.30	100	2000	2000	3	20	1,054	

LAND DESCRIPTION

TOTAL OB/XF 16,882

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		RM	600.00	300.00	4.00	LT		1.00	1.00	0.75	45,000.00	33,750.00	135,000							

REVIEW DATE 09/06/2022 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS

TRACTS 17 18 21 & 22
IN OR 2648/207
LEE STONER SHORES 2 UNR

MCMAHEL WILMONT WAYNE LIVING TRUST/MCMAHEL WILMONT
540176 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-296B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

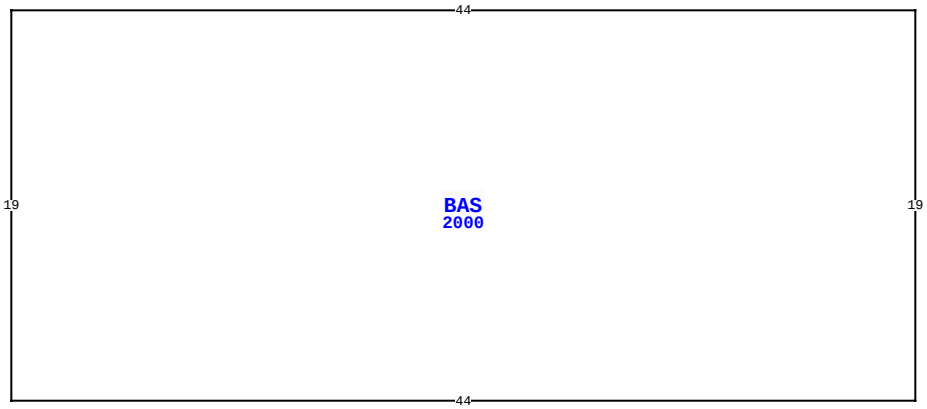
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	63,219
TOTALS	836		836	63,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	836	121.0000	109.20	91,291	1997	2000	0	0	20	10.75	69.25

2 SINGLE FAM – 0% - 2021 Heated Area: 836 HX Base Yr 2021



540176 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		385,726
TOTAL MARKET OB/XF VALUE		16,882
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		537,608
SOH/AGL Deduction		67,378
ASSESSED VALUE		470,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,230
TOTAL JUST VALUE		537,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/207	6/13/2023	SW	U	I	11	100
GRANTOR: MCMAHEL WILMONT W						
GRANTEE: MCMAHEL WILMONT WAY						
2275/0390	3/11/2019	QC	U	I	11	134,000
GRANTOR: SINGH BARJINDER & JOH						
GRANTEE: MCMAHEL WILMONT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 S19 E44 N19 $.

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 09/06/2022 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS

TRACTS 17 18 21 & 22
IN OR 2648/207
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540176 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-296B-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

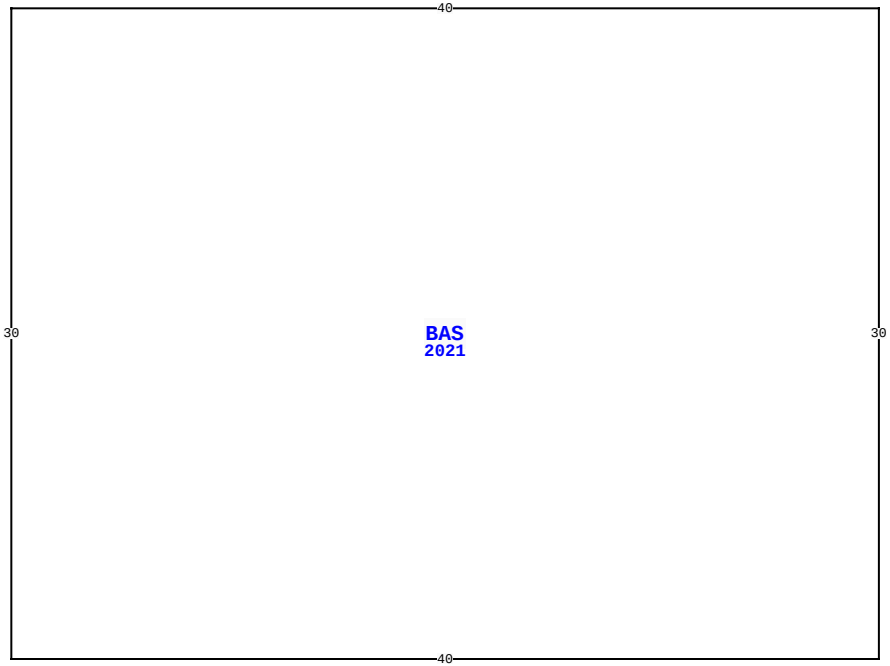
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2021	2021	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



540176 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		385,726
TOTAL MARKET OB/XF VALUE		16,882
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		537,608
SOH/AGL Deduction		67,378
ASSESSED VALUE		470,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,230
TOTAL JUST VALUE		537,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/207	6/13/2023	SW	U	I	11	100
GRANTOR: MCMAHEL WILMONT W						
GRANTEE: MCMAHEL WILMONT WAY						
2275/0390	3/11/2019	QC	U	I	11	134,000
GRANTOR: SINGH BARJINDER & JOH						
GRANTEE: MCMAHEL WILMONT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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 09/06/2022 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS

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2023

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

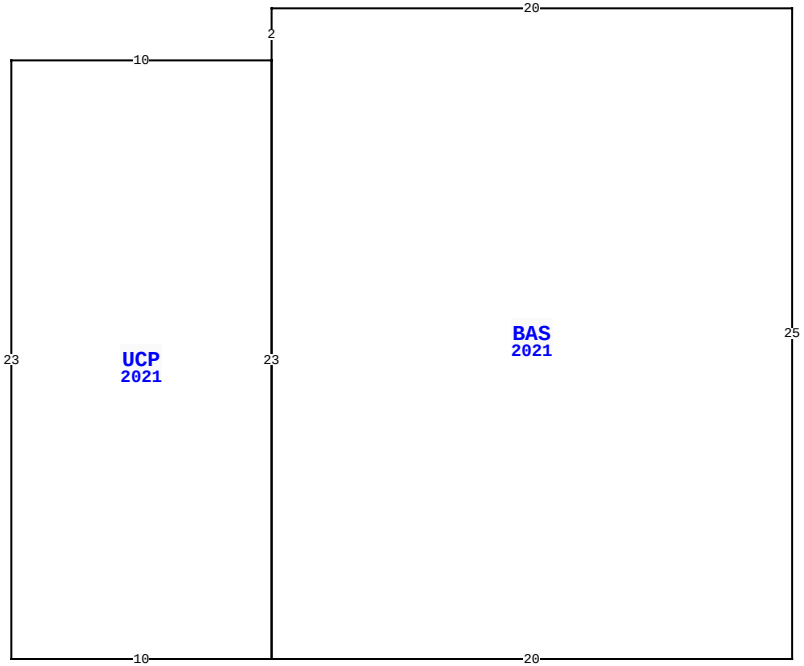
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	10,959
UCP	230	20	46	1,008
TOTALS	730		546	11,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	546	63.2500	22.14	12,088	2021	2021	0	0	0	1.00	99.00

4 GARAGE RES – 100% - 2021 Heated Area: 500 HX Base Yr 2021



540176 LEM TURNER RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 4 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		420,230
TOTAL JUST VALUE		537,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/207	6/13/2023	SW	U	I	11	100
GRANTOR: MCMAHEL WILMONT W						
GRANTEE: MCMAHEL WILMONT WAY						
2275/0390	3/11/2019	QC	U	I	11	134,000
GRANTOR: SINGH BARJINDER & JOH						
GRANTEE: MCMAHEL WILMONT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S2 UCP=[YR=2021] W10 S23 E10 N23$ S23 E20 N25$.

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 09/06/2022 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS