TRACT 44
IN OR 609 PG 577
LEE STONER SHORES #3 UNR

KENNEDY WAYNE M & NANCY A
540117 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296C-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

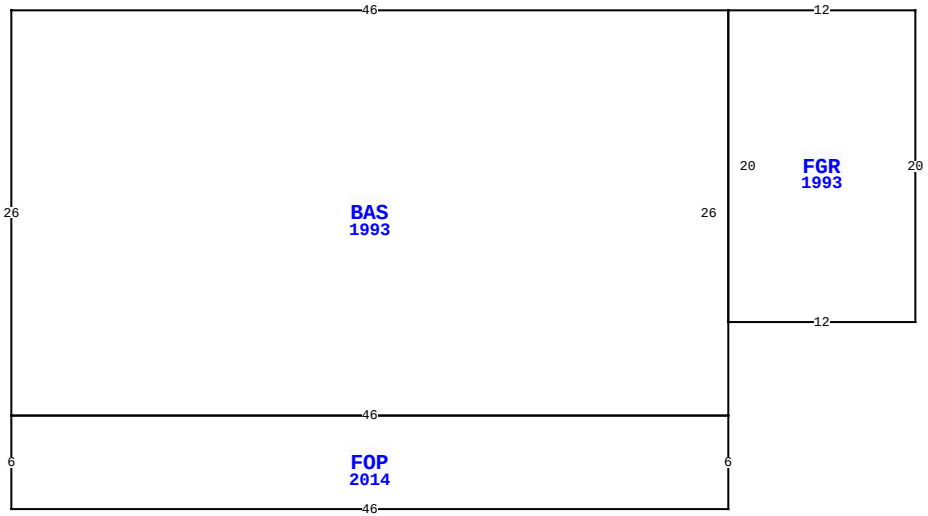
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	101,843
FGR	240	55	132	11,240
FOP	276	30	83	7,068
TOTALS	1,712		1,411	120,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	111.0000	100.18	141,354	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1196 HX Base Yr



540117 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		120,151
TOTAL MARKET OB/XF VALUE		2,739
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		167,890
SOH/AGL Deduction		75,554
ASSESSED VALUE		92,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,336
TOTAL JUST VALUE		167,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0609/0577	10/10/1990	WD	U	V	01	100

GRANTOR: KENNEDY WALTER &
GRANTEE: KENNEDY WANE & NANC

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W46 S26 FOP=[YR=2014] S6 E46 N6 W46$ E46 N26 $ S20 E12 N20$.

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	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	1991	1991	3	64	932	
3	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1994	1994	3	70	655	

LAND DESCRIPTION

TOTAL OB/XF 2,739

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS