

TRACT 50
IN OR 2327/1497
LEE STONER SHORES 3 UNR

TRUETT JAMES E & LILLIE M L/E/
540201 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-296C-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,602	100	1,602	116,043
BAS	255	100	255	18,471
FEP	36	80	29	2,101
FSP	84	40	34	2,463
FSP	135	40	54	3,912

TOTALS 2,112 1,974 142,989

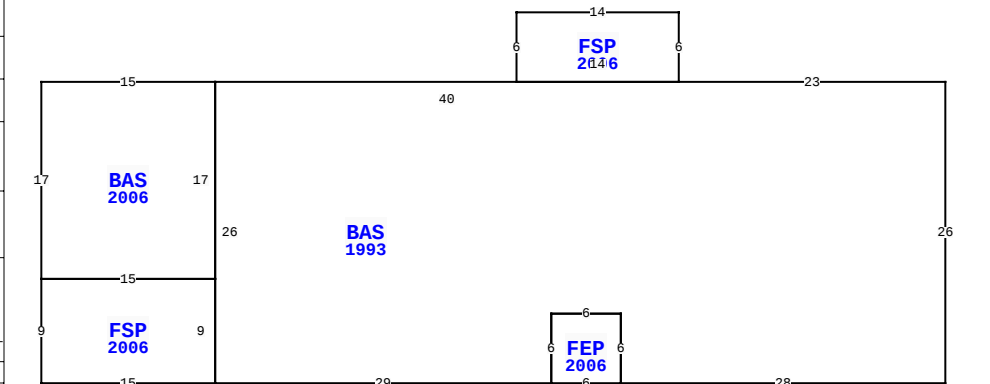
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10
6	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	RM	192.00	200.00	1.00

REVIEW DATE 06/26/2017 BY KBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,974	114.6600	103.48	204,270	1973	1982	0	0	0 30.00	70.00	

1 SINGLE FAM - 0% - 0 Heated Area: 1857 HX Base Yr



BLD DATE	09/11/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

540201 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	
3	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	100	1975	1975	3	27	263	
4	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50	100	2000	2000	3	80	749	
5	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10	100	2000	2000	3	20	772	
6	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	15.00	100	2000	2000	3	29	2,610	

TOTAL OB/XF 5,584

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	000100	C	SFR	100	0004	RM	192.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY PAGE 1 of 2 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,316
TOTAL MARKET OB/XF VALUE		5,584
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		335,900
SOH/AGL Deduction		109,775
ASSESSED VALUE		226,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,125
TOTAL JUST VALUE		335,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974348	CARPORT	5,100	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1497	12/20/2019	QC	U	I	11	100
GRANTOR: TRUETT JAMES E & LILL						
GRANTEE: TRUETT JAMES EDGAR						
0147/0310	1/01/1973	WD	Q	I		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FSP=[YR=2006] N6 W14 S6 E14\$ W40									
BAS=[YR=2006] W15 S17 FSP=[YR=2006] S9 E15 N9 W15\$ E15 N17 \$									
S26 E29 FEP=[YR=2006] E6 N6 W6 S6\$ N6 E6 S6 E28 N26\$.									

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