LOT 46
IN OR 353 PG 779
NASSAU VILLAGE 1 UNR

PARRISH MARY R
540544 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

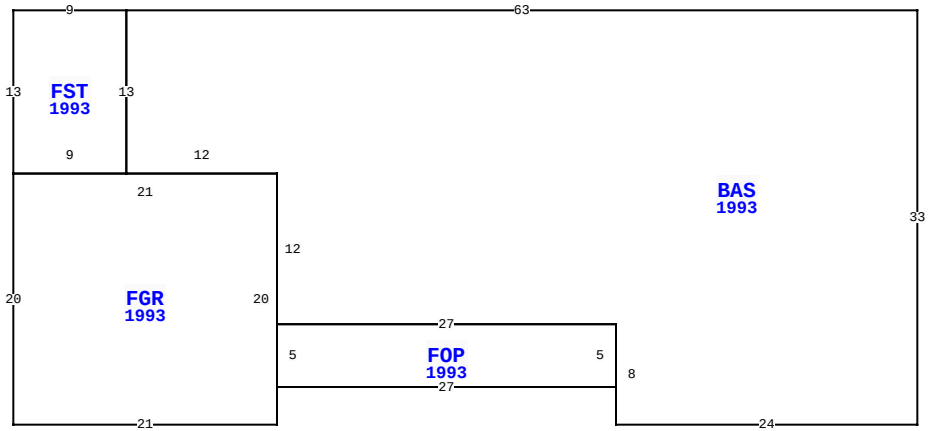
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,623	100	1,623	116,221
FGR	420	55	231	16,542
FOP	135	30	40	2,864
FST	117	55	64	4,583
TOTALS	2,295		1,958	140,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	111.9160	101.00	197,758	1973	1980	0	0	0	29.10	70.90

1 SINGLE FAM – 100% - 0 Heated Area: 1623 HX Base Yr



540544 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		140,210
TOTAL MARKET OB/XF VALUE		15,303
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		200,513
SOH/AGL Deduction		85,806
ASSESSED VALUE		114,707
TOTAL EXEMPTION VALUE	HX HB WX SL	114,707
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		200,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0353/0779	2/01/1982	WD	U	V		3,200
GRANTOR:						
GRANTEE:						
0143/0055	1/01/1972	CD	Q	V		3,195
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 FST=[YR=1993] W9 S13 FGR=[YR=1993] S20 E21 N20W21$ E9N13$ S13 E12 S12 FOP=[YR=1993] S5 E27 N5 W27$ E27 S8 E24 N33$.

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	0510	GARAGE WD-	0	100	14	26	364.00	SF	26.95	26.95	100	1980	1980	3	20	1,962	
4	0680	POLE SHED	0	100	9	15	135.00	SF	10.00	10.00	100	1984	1984	3	20	270	
5	1242	WD DECK A	0	100	9	11	99.00	SF	10.00	10.00	100	1988	1988	3	20	198	
6	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1985	1985	3	49.5	12,355	
7	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2005	2005	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 15,303

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	130.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS