LOT 48
IN OR 2415/1578
NASSAU VILLAGE 1 UNR

BARNETT AMANDA L/BRYANT STEVEN N
540516 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01

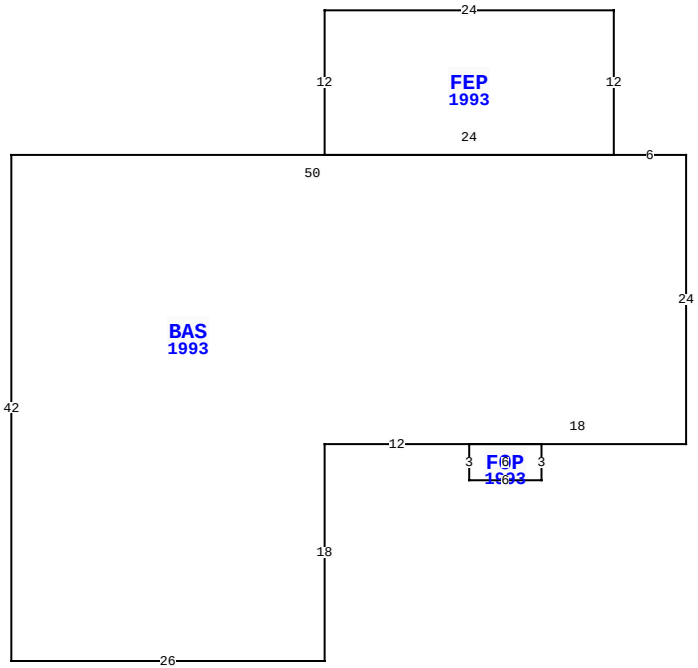
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	189,277
FEP	288	80	230	24,025
FOP	18	30	5	522
TOTALS	2,118		2,047	213,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,047	101.6946	120.76	247,196	1978	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2018 Heated Area: 1812 HX Base Yr 2018



540516 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		220,937
TOTAL MARKET OB/XF VALUE		11,485
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		277,422
SOH/AGL Deduction		94,548
ASSESSED VALUE		182,874
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,874
TOTAL JUST VALUE		277,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4954	CARPORT	14,950	06/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1578	11/20/2020	QC	U	I	11	100
GRANTOR: BARNETT AMANDA L & ST						
GRANTEE: BARNETT AMANDA L &						
2097/1897	1/25/2017	WD	Q	I	01	200,000
GRANTOR: FLEMING TED S & NANNE						
GRANTEE: BARNETT AMANDA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FEP=[YR=1993] N12 W24 S12 E24$ W50 S42 E26 N18 E12 FOP=[YR=1993] S3 E6 N3 W6 $ E18 N24 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	2003	2003	3	22	1,236	
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	21.30	21.30	100	2000	2000	3	20	596	
6	0858	SCULP CONC	0	100	0	0	622.00	SF	13.00	13.00	100	2004	2004	3	96	7,763	

LAND DESCRIPTION

TOTAL OB/XF 11,485

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	234.00	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

LOT 48
IN OR 2415/1578
NASSAU VILLAGE 1 UNR

BARNETT AMANDA L/BRYANT STEVEN N
540516 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

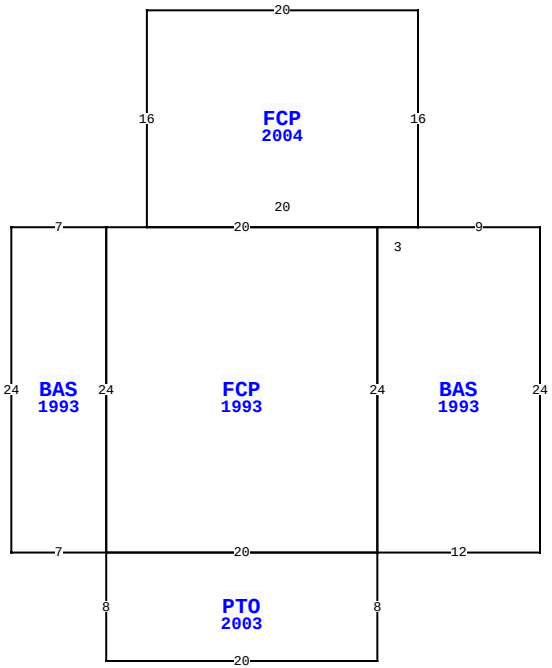
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD 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	168	100	168	1,800
BAS	288	100	288	3,085
FCP	480	25	120	1,285
FCP	320	25	80	857
PTO	160	5	8	86
TOTALS	1,416		664	7,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	664	61.2000	21.42	14,223	1988	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2018 Heated Area: 456 HX Base Yr 2018



540516 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		220,937
TOTAL MARKET OB/XF VALUE		11,485
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		277,422
SOH/AGL Deduction		94,548
ASSESSED VALUE		182,874
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,874
TOTAL JUST VALUE		277,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1578	11/20/2020	QC	U	I	11	100
GRANTOR: BARNETT AMANDA L & ST						
GRANTEE: BARNETT AMANDA L &						
2097/1897	1/25/2017	WD	Q	I	01	200,000
GRANTOR: FLEMING TED S & NANNE						
GRANTEE: BARNETT AMANDA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FCP=[YR=2004] N16 W20 S16 E20 $ W3
FCP=[YR=1993] W20 BAS=[YR=1993] W7 S24 E7 PTO=[YR=2003] S8
E20 N8 W20 $ N24$ S24 E20 N24 $ S24 E12 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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