LOT 1
IN OR 2059/1663
NASSAU VILLAGE 3 UNR

SMITH CLAUDE DAVID & MELISSA J
540558 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299C-0001-0000

BUILDING CHARACTERISTICS

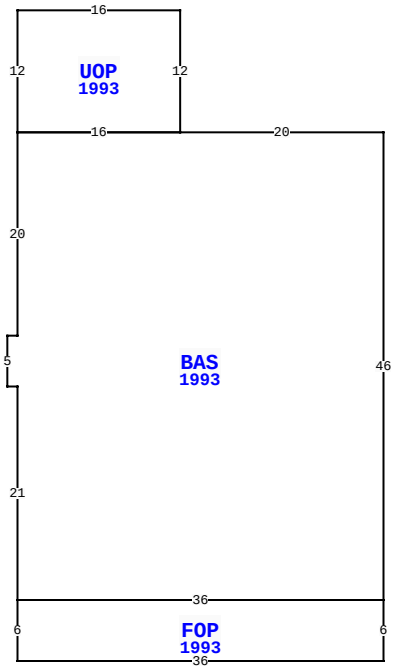
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,661	100	1,661	141,817
FOP	216	30	65	5,550
UOP	192	20	38	3,245
TOTALS	2,069		1,764	150,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	110.0000	99.28	175,130	1993	1993	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1661 HX Base Yr 2017



540558 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,507
TOTAL MARKET OB/XF VALUE		7,804
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		216,311
SOH/AGL Deduction		77,471
ASSESSED VALUE		138,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,840
TOTAL JUST VALUE		216,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8723	NEW CONSTR	66,616	03/04/1993
8577	GARAGE	15,320	12/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2059/1663	7/14/2016	WD	Q	I	01	196,000
GRANTOR: POPE RICKY LANE ET AL						
GRANTEE: SMITH CLAUDE DAVID						
2054/0942	6/22/2016	FJ	U	I	11	0
GRANTOR: POPE JOSEPH F EST						
GRANTEE: WADDELL-POPE FRANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N12 W16 S12 E16$ W16 S20 W1 S5 E1 S21 FOP=[YR=1993] S6 E36 N6 W36$ E36 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,786.00	SF	4.00	4.00	100	1995	1995	3	72	5,144	

LAND DESCRIPTION

TOTAL OB/XF 7,804

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	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

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NASSAU COUNTY PROPERTY

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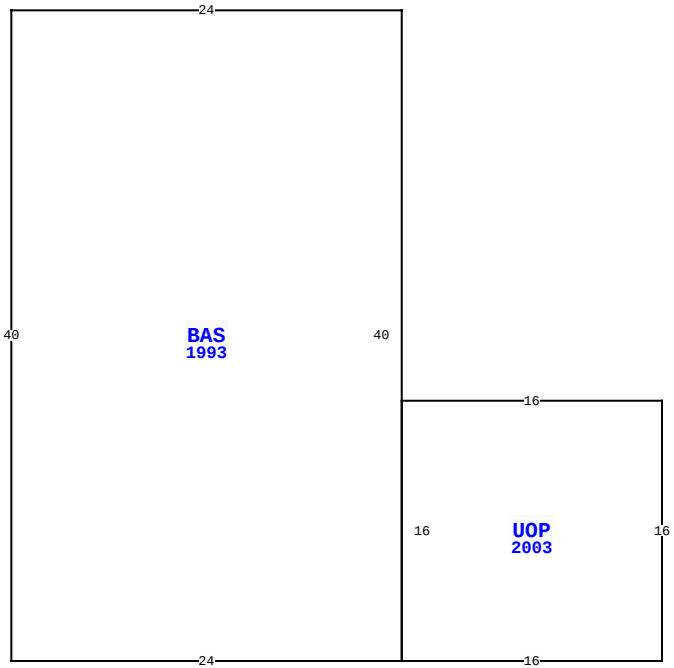
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Class	00	. 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	960	100	960	11,938
UOP	256	30	77	958
TOTALS	1,216		1,037	12,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	1,037	71.0640	24.87	25,790	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2017 Heated Area: 960 HX Base Yr 2017



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GRANTOR: POPE JOSEPH F EST						
GRANTEE: WADDELL-POPE FRANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S40 E24 UOP=[YR=2003] E16 N16 W16 S16$ N40$.

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

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