LOT 2
IN OR 232 PG 492
NASSAU VILLAGE #3 UNR

MORRIS CURTIS J
540570 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299C-0002-0000

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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 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		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

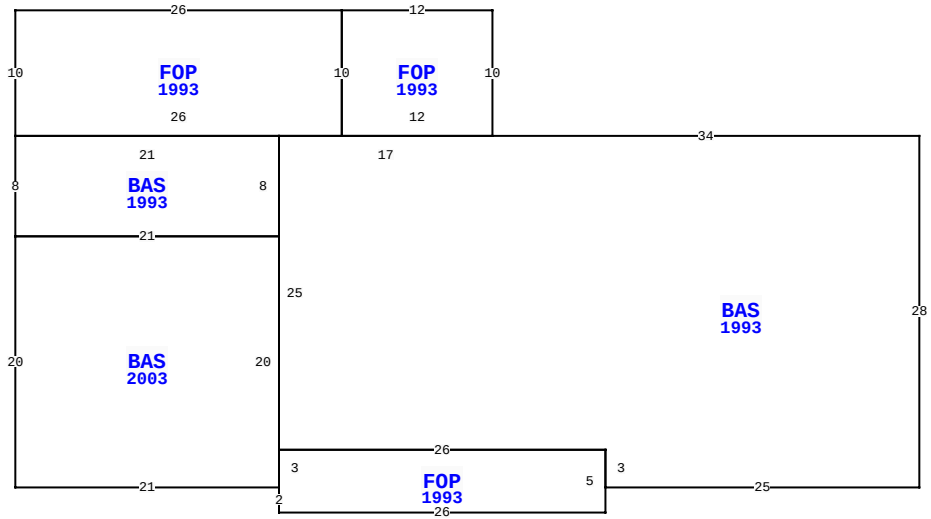
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	168	12,107
BAS	1,350	100	1,350	97,284
BAS	420	100	420	30,266
FOP	120	30	36	2,594
FOP	130	30	39	2,810
FOP	260	30	78	5,621
TOTALS	2,448		2,091	150,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	106.0360	95.70	200,109	1977	1988	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 1938 HX Base Yr



540570 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		150,682
TOTAL MARKET OB/XF VALUE		11,864
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		207,546
SOH/AGL Deduction		90,473
ASSESSED VALUE		117,073
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		62,073
TOTAL JUST VALUE		207,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,739

24X30 GR/UT & PL SHEDS 11X24 + 18X30 ARE ALL ATTAC

BLDG:1:1: ADJ EYB - CONVERTED FGR TO BAS2003 + NEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0232/0492	2/01/1977	WD	U	V		3,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=1993] N10 W12 FOP=[YR=1993] W26 S10 BAS=[YR=1993] S8 BAS=[YR=2003] S20 E21 FOP=[YR=1993] S2 E26 N5 W26 S3$ N20 W21$ E21 N8 W21 $ E26 N10$ S10 E12$ W17 S25 E26 S3 E25 N28$.

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	1977	1977	3	42	1,470	
4	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,641	
5	0510	GARAGE WD-	0	100	24	30	720.00	SF	26.95	26.95	100	1980	1980	3	20	3,881	
6	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	100	1980	1980	3	20	792	
7	0680	POLE SHED	0	100	18	30	540.00	SF	10.00	10.00	100	1980	1980	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 11,864

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	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/14/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS