LOT 7
IN OR 1594/598
FTWD 2001 DW/MH

LINDSEY DONALD & SUSAN
540644 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

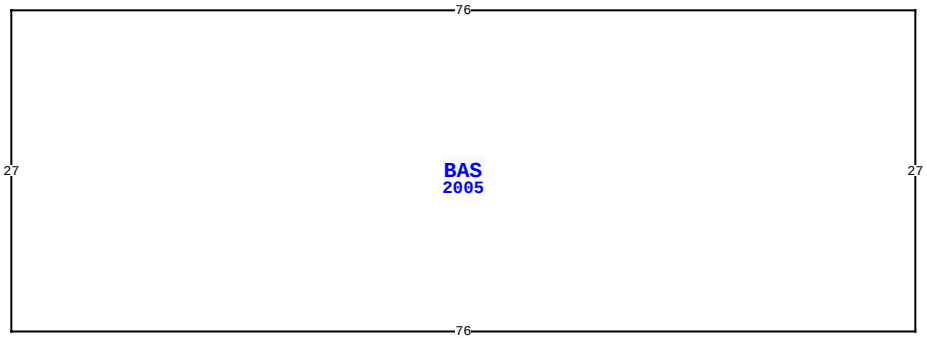
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	84,173
TOTALS	2,052		2,052	84,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2006 Heated Area: 2052 HX Base Yr 2006



540644 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		84,173
TOTAL MARKET OB/XF VALUE		16,338
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		145,511
SOH/AGL Deduction		63,959
ASSESSED VALUE		81,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,552
TOTAL JUST VALUE		145,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003318	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1594/0598	11/21/2008	WD	U	I	01	100
GRANTOR: MOOYLE SUSAN A (LINDS						
GRANTEE: LINDSEY DONALD & SU						
1344/0998	8/24/2005	WD	Q	I		102,000
GRANTOR: GREEN BUSH PROPERTIES						
GRANTEE: MOYLE SUSAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0510	GARAGE WD-	0	100	20	28	560.00	SF	35.00	35.00	100	2011	2011	3	68	13,328	

LAND DESCRIPTION

TOTAL OB/XF 16,338

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	000102	C	SFR/MH	100	0004	RM	186.00	338.00	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