LOT 42
IN OR 973/638
NASSAU VILLAGE 5 UNR

DAVIS MINNIE E
540746 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0042-0000

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 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

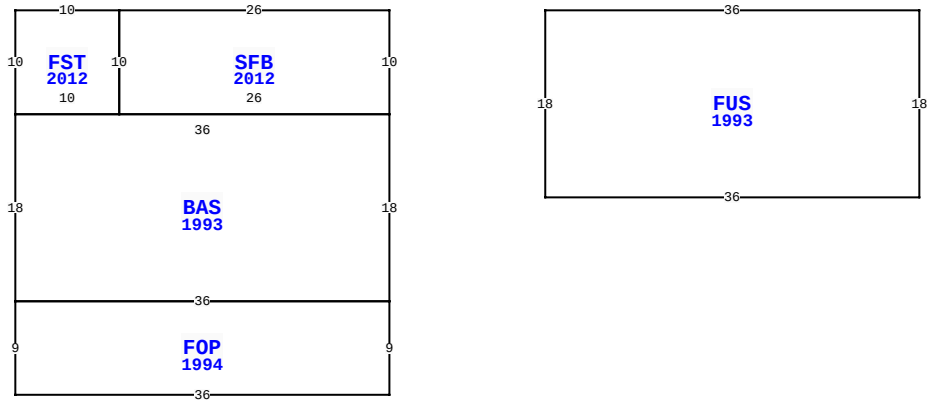
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	47,226
FOP	324	30	97	7,069
FST	100	55	55	4,009
FUS	648	100	648	47,226
SFB	260	80	208	15,159
TOTALS	1,980		1,656	120,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	95.0000	85.74	141,985	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1504 HX Base Yr 2003



540746 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		120,687
TOTAL MARKET OB/XF VALUE		9,842
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		175,529
SOH/AGL Deduction		76,402
ASSESSED VALUE		99,127
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		44,127
TOTAL JUST VALUE		175,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8043	XFOB	3,060	04/29/1992
6006	NEW CONSTR	900	06/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0973/0638	3/05/2001	WD	Q	I		70,000
GRANTOR: LEMON MARY HELEN						
GRANTEE: DAVIS HERBERT L & M						
0456/0593	6/01/1985	WD	U	V		27,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W26 FST=[YR=2012] W10 S10 BAS=[YR=1993] S18 FOP=[YR=1994] S9 E36 N9 W36$ E36 N18 W36$ E10 N10 $ S10 E26 N10$ PTR=E15 FUS=[YR=1993] E36 S18 W36 N18$ W15$.

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	0510	GARAGE WD-	0	100	31	12	372.00	SF	35.00	35.00	100	1992	1992	3	20	2,604	
3	0811	CONCRETE B	0	100	0	0	1,615.00	SF	5.20	5.20	100	1995	1995	3	72	6,047	
4	0351	CARPORT MT	0	100	21	21	441.00	SF	10.00	10.00	100	2005	2005	3	27	1,191	

LAND DESCRIPTION

TOTAL OB/XF 9,842

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	144.00	329.00	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