

LOT 49
IN OR 2116/1167
NASSAU VILLAGE 5 UNR

ROGERS IRA CLINTON JR & JANICE LEE
540824 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

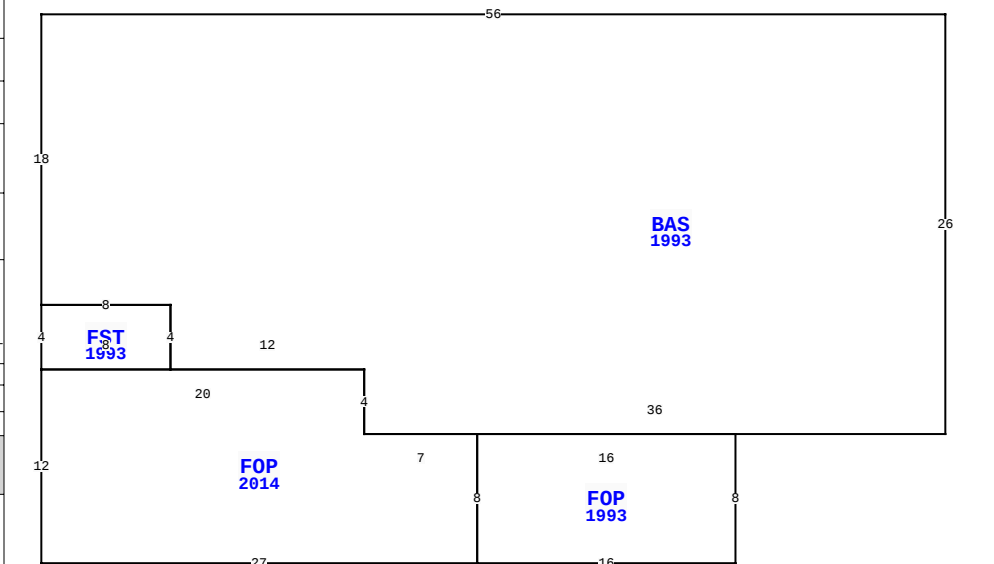
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	149,536
FOP	128	30	38	4,228
FOP	296	30	89	9,902
FST	32	55	18	2,002

TOTALS	1,800		1,489	165,668
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0511	GARAGE CB-	0 100	25	25	625.00	SF	32.00	
3	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	
4	0811	CONCRETE B	0 100	0	0	1,336.00	SF	5.20	
5	0820	WOOD WALK	0 100	0	0	522.00	SF	11.75	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RM	128.00	337.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,489	115.6680	137.36	204,529	1973	2000		0	0	19.00	81.00	
1 SNGL FAM - 100% - 2018 Heated Area: 1344 HX Base Yr 2018													



540824 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
2	0511	GARAGE CB-	0 100	25	25	625.00	SF	32.00	32.00	100	1985	1985	3	49.5	9,900	
3	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	35.00	100	2003	2003	3	36	4,032	
4	0811	CONCRETE B	0 100	0	0	1,336.00	SF	5.20	5.20	100	2002	2002	3	83	5,766	
5	0820	WOOD WALK	0 100	0	0	522.00	SF	11.75	11.75	100	2002	2002	3	40	2,453	

TOTAL OB/XF										22,151						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RM	128.00	337.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										6				
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										165,668				
TOTAL MARKET OB/XF VALUE										22,151				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										232,819				
SOH/AGL Deduction										85,359				
ASSESSED VALUE										147,460				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										97,460				
TOTAL JUST VALUE										232,819				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										182,446				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10450	GARAGE	10,560	11/01/2002
R4558	REPAIR/RRF	250	11/01/2002
R981113	REPAIR/RRF	0	07/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2116/1167	4/12/2017	WD	Q	I	01	168,000	
GRANTOR: THOMPSON RHONDA G							
GRANTEE: ROGERS IRA CLINTON							
2019/1080	12/15/2015	SW	Q	I	01	139,900	
GRANTOR: RIVER CITY HOLDINGS L							
GRANTEE: THOMPSON RHONDA G							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S18 FST=[YR=1993] S4 FOP=[YR=2014] S12 E27 FOP=[YR=1993] E16 N8 W16 S8\$ N8 W7 N4 W20\$ E8 N4 W8 \$ E8 S4 E12 S4 E36 N26\$.									