LOT 50
IN OR 1653/1110
1970 TRU SW/MH

RIDGWAY TOBY MICHAEL
540864 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299E-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

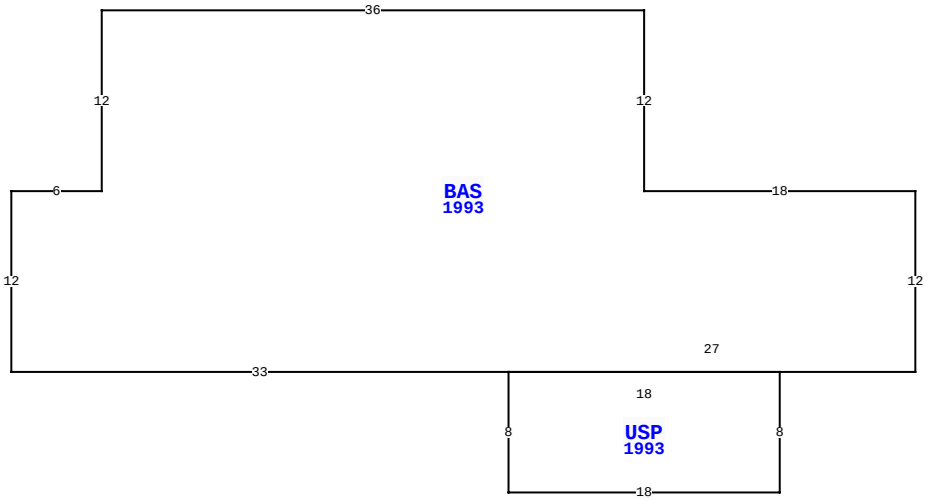
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	23,294
USP	144	50	72	1,456
TOTALS	1,296		1,224	24,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	103.7000	67.40	82,498	1970	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1152 HX Base Yr 2010



540864 LEM TURNER RD, CALLAHAN

BLD DATE	03/18/2008 JWKW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		24,749
TOTAL MARKET OB/XF VALUE		2,173
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		71,922
SOH/AGL Deduction		35,429
ASSESSED VALUE		36,493
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,493
TOTAL JUST VALUE		71,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5677	REPAIR/RRF	3,276	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1653/1110	12/04/2009	WD	Q	I	01	65,000
GRANTOR: MASON NATHAN Y & PAUL						
GRANTEE: RIDGWAY TOBY MICHAE						
1441/0401	8/31/2006	WD	Q	I		54,500
GRANTOR: TESTON BILLIE JEAN						
GRANTEE: MASON NATHAN Y & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N12 W36 S12 W6 S12 E33USP=[YR=1993] S8 E18 N8 W18$ E27 N12$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1975	1975	3	20	1,029	
2	0810	CONCRETE A	0	100	16	16	256.00	SF	6.50	6.50	100	1980	1980	3	35	582	
4	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	1997	1997	3	26	562	

LAND DESCRIPTION

TOTAL OB/XF 2,173

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	130.00	335.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS