

TRACT 1
(EX OR 2250/1852)
NASSAU VILLAGE WEST PB 5/23

SHELPER JOE M JR
540527 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall	19	COMMON BRK 100	0900	01	2,162	108.4860	128.83	278,530	1973	1973	0	0	0	34.50	65.50	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020														Heated Area: 1720														
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2020														
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 60																													
Interior Floo	08	SHT VINYL 40																													
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	1,720	100	1,720	145,140																											
FGR	720	55	396	33,416																											
UOP	228	20	46	3,882																											
TOTALS			2,668	2,162	182,437																										
EXTRA FEATURES			540527 LEM TURNER RD, CALLAHAN																												
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														
1	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1973	1973	3	20	624															
2	0812	CONCRETE C	0	100	0	0	141.00	SF	4.00	4.00	100	1973	1973	3	25	141															
3	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	1975	1975	3	20	8,925															
5	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	1975	1975	3	27	274															
6	0845	KOOL DECK	0	100	126	6	756.00	SF	7.25	7.25	100	1975	1975	3	27	1,480															
7	0825	BRICK	0	100	22	16	352.00	SF	12.50	12.50	100	1975	1975	3	67.5	2,970															
8	0845	KOOL DECK	0	100	29	15	435.00	SF	7.25	7.25	100	1975	1975	3	27	852															
9	0845	KOOL DECK	0	100	22	11	242.00	SF	7.25	7.25	100	1975	1975	3	27	474															
10	0803	ASPHALT C	0	100	0	0	2,984.00	SF	2.00	2.00	100	1975	1975	3	50	2,984															
14	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160															
LAND DESCRIPTION			TOTAL OB/XF 18,884																												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	SFR	100	0004	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
REVIEW DATE 07/27/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																															

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																																VALUATION BY													
																																		STANDARD											
																																		Tax Group: 6											
																																		Tax Dist:											
																																		BUILDING MARKET VALUE											
																																		TOTAL MARKET OB/XF VALUE											
																																		TOTAL LAND VALUE - MARKET											
																																		TOTAL MARKET VALUE											
																																		SOH/AGL Deduction											
																																		ASSESSED VALUE											
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