



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	06	BD/BATTEN 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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
BUD8 Adjustme	06	DIST 1D 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

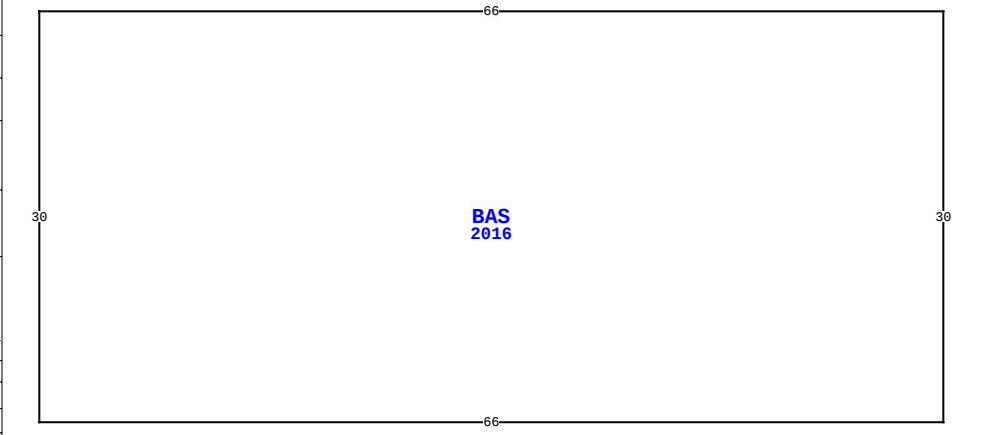
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	182,344
TOTALS	1,980		1,980	182,344

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	600	10	6,000.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100		RM	150.00	300.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	138.4800	96.94	191,941	2016	2018	0	0	0	5.00	95.00
1 M/H 94+ - 100% - 2022					Heated Area: 1980				HX Base Yr 2022			



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
540605 LEM TURNER RD, CALLAHAN			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					182,344				
TOTAL MARKET OB/XF VALUE					13,080				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					240,424				
SOH/AGL Deduction					51,819				
ASSESSED VALUE					188,605				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					138,605				
TOTAL JUST VALUE					240,424				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					183,112				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165741	CO ISSUED	0	08/09/2016
MH165741	MH MOVE-ON	0	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/0995	3/04/2021	WD	Q	I	01	205,000	
GRANTOR: BENNETT JOSEPH L & FE							
GRANTEE: SMITH DOUGLAS HUNTE							
2044/1255	5/05/2016	WD	U	I	37	29,000	
GRANTOR: PORTER JOHN II							
GRANTEE: BENNETT JOSEPH L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W66 S30 E66 N30\$.									