

TRACT 67  
IN OR 2129/1691  
NASSAU VILLAGE WEST PB 5/23

CASHWELL RONDY S & CRISTIN M  
540643 LEM TURNER ROAD  
CALLAHAN, FL 32011

2023

37-1N-25-299F-0067-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

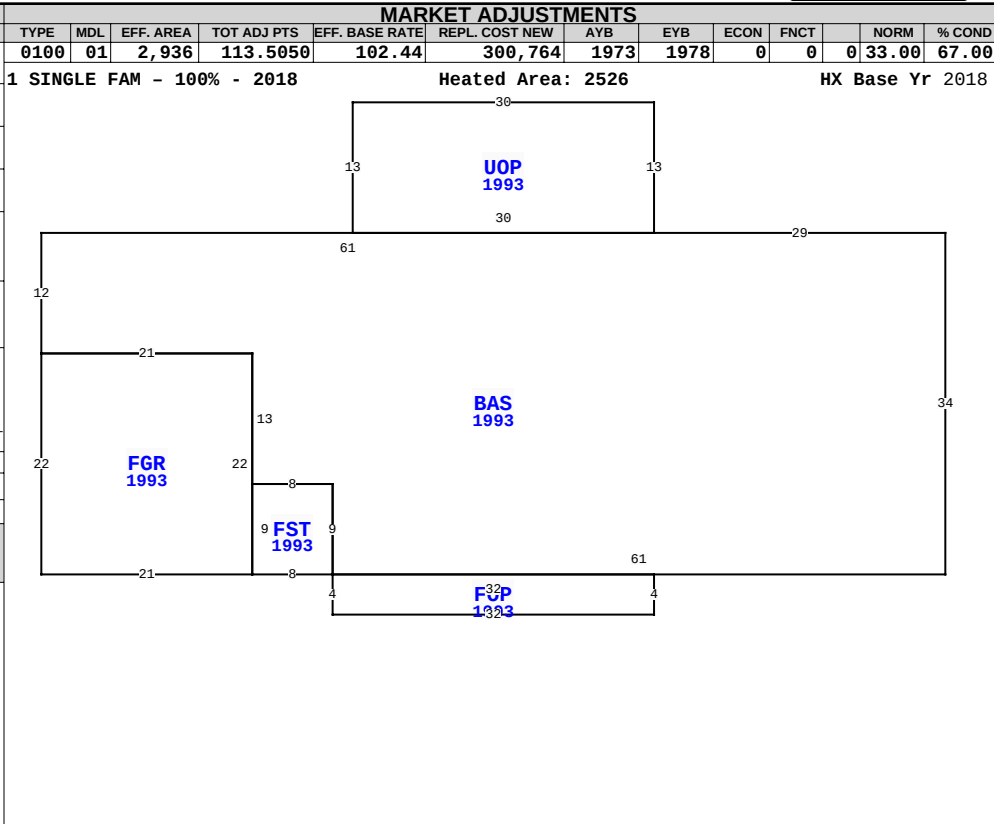
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8026.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,526            | 100         | 2,526        | 173,371              |
| FGR       | 462              | 55          | 254          | 17,433               |
| FOP       | 128              | 30          | 38           | 2,608                |
| FST       | 72               | 55          | 40           | 2,746                |
| UOP       | 390              | 20          | 78           | 5,353                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,578 |  | 2,936 | 201,512 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |       |
|----------------|------------|-------------|---------|---|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 |       |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 4,578.00 | SF | 4.00     |       |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 448.00   | SF | 85.00    |       |
| 4              | 0845       | KOOL DECK   | 0 100   | 0 | 0 | 624.00   | SF | 7.25     |       |

| 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       | 150.00 | 295.00 | 1.00        |



|                                |
|--------------------------------|
| 540643 LEM TURNER RD, CALLAHAN |
|--------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |        |        |             |           |     |           |        |         |            | 15,292         |       |  |
|-------------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|-------|--|
| LOC ZONE    | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VA |  |
| RM          | 150.00 | 295.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 45,000.00  | 45,000.00      |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |
|             |        |        |             |           |     |           |        |         |            |                |       |  |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 6              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 201,512      |               |
| TOTAL MARKET OB/XF VALUE  |  | 15,292       |               |
| TOTAL LAND VALUE - MARKET |  | 45,000       |               |
| TOTAL MARKET VALUE        |  | 261,804      |               |
| SOH/AGL Deduction         |  | 81,462       |               |
| ASSESSED VALUE            |  | 180,342      |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |               |
| BASE TAXABLE VALUE        |  | 130,342      |               |
| TOTAL JUST VALUE          |  | 261,804      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 223,442      |               |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 4098       | N/A         | 4,100 | 05/14/1987 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2129/1691                      | 6/16/2017 | WD        | Q     | V     | 01     |
| GRANTOR: DANIEL TONY W & ALENE |           |           |       |       |        |
| GRANTEE: CASHWELL RONDY S &    |           |           |       |       |        |
| 1706/1740                      | 9/30/2010 | WD        | Q     | I     | 02     |
| GRANTOR: KALEEL WINIFRED A     |           |           |       |       |        |
| GRANTEE: DANIEL TONY W & ALE   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W29 UOP=[YR=1993] N13 W30 S13 E30\$ W61 S12<br>FGR=[YR=1993] S22 E21 FST=[YR=1993] E8 FOP=[YR=1993] S4 E32<br>N4 W32\$ N9 W8 S9\$ N22 W21\$ E21 S13 E8 S9 E61 N34\$. |  |  |  |  |  |  |  |  |  |