TRACT 69
NASSAU VILLAGE WEST PB 5/23

BROWN LEE & LAURALEE
540671 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0069-0000

BUILDING CHARACTERISTICS

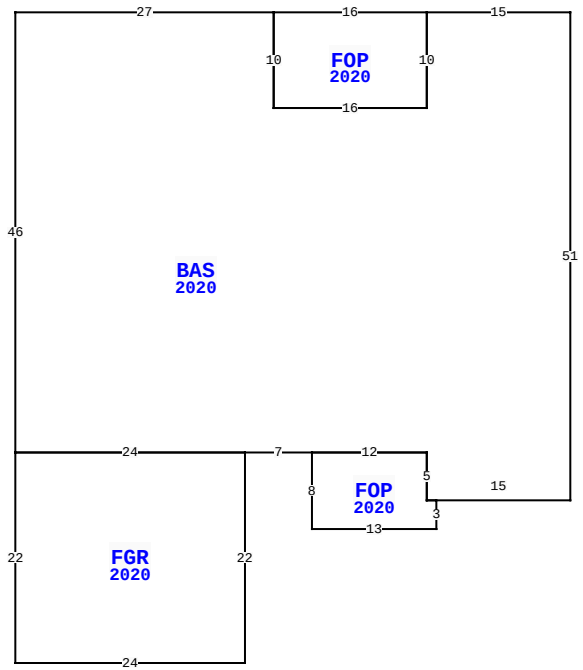
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,583	100	2,583	309,560
FGR	528	55	290	34,755
FOP	99	30	30	3,595
FOP	160	30	48	5,752
TOTALS	3,370		2,951	353,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	102.4600	121.67	359,048	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2021 Heated Area: 2583 HX Base Yr 2021



540671 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		353,662
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		410,662
SOH/AGL Deduction		159,360
ASSESSED VALUE		251,302
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,302
TOTAL JUST VALUE		410,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004652	CO ISSUED	0	11/05/2020
20004652	NEW CONSTR	346,120	05/29/2020
7181	MH MOVE-ON	40,000	03/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2263/0944	3/22/2019	WD	Q	I	01	37,500
GRANTOR: TURNER GEORGE A & DEB						
GRANTEE: BROWN LEE & LAURALE						
2186/1823	3/29/2018	QC	U	I	11	600
GRANTOR: GREEN ANN						
GRANTEE: TURNER GEORGE A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] W16 S10 E16 N10$ S10 W16 N10 W27 S46 FGR=[YR=2020] S22 E24 N22 W24$ E24 E7 FOP=[YR=2020] S8E13 N3 W1 N5 W12$ E12 S5 E15 N51$.

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
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	100	0006	RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/19/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS