LOT 99 & PT LOT 88
IN OR 2611/665
NASSAU VILLAGE WEST PB 5/23

LAKATOS MARIA CARMEN REYES &/MCMASTERS JOHN HR (JT
540821 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0099-0000

BUILDING CHARACTERISTICS

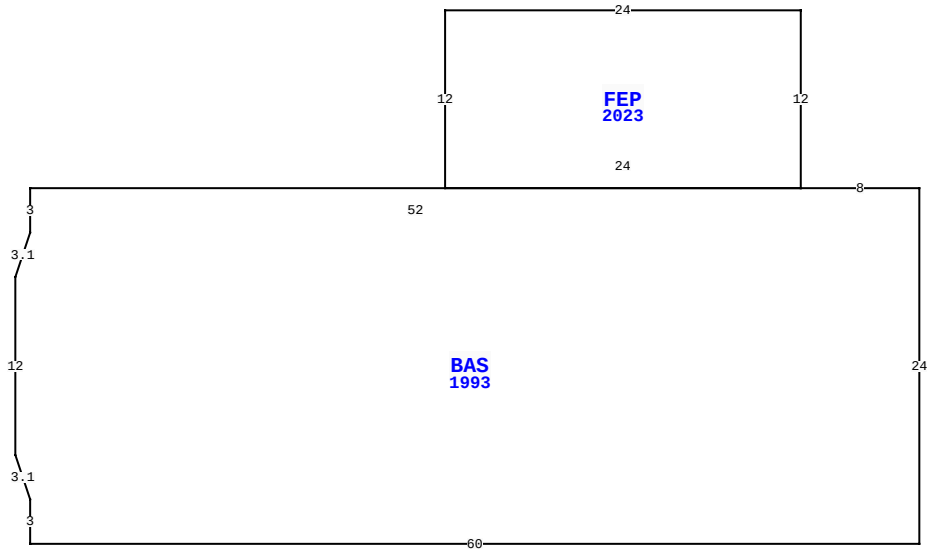
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	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	1,455	100	1,455	97,886
FEP	288	85	245	16,483
TOTALS	1,743		1,700	114,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,700	138.0000	89.70	152,490	1981	2013	0	0	0	25.00	75.00

1 M/H 93- – 0% - 2023 Heated Area: 1700 HX Base Yr



540821 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	114,368
TOTAL MARKET OB/XF VALUE	1,794
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	161,162
SOH/AGL Deduction	0
ASSESSED VALUE	161,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,162
TOTAL JUST VALUE	161,162
NCON VALUE	10,558
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,231

EYB: ADJSTD FOR EXTENSIVE REMODELING
BLDG:1:2: RP: 12562036 & 12562040
BLDG:1:1: DW/MH/ID 7129A & 7129B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003248	GARAGE	74,989	03/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0665	12/30/2022	WD	Q	I	01	245,000
GRANTOR: THOMPSON SHANE &						
GRANTEE: LAKATOS MARIA CARME						
2562/1218	5/02/2022	QC	U	I	11	100
GRANTOR: THOMPSON KAREN L/E						
GRANTEE: THOMPSON SHANE & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 W52 S3 D3L1 S12 D3R1 S3 E60 N24 $
FEP=[YR=2023;ORIG=-8,0] N12 W24 S12 E24 $
.

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	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	1988	1988	3	57	756	
2	0940	SHEDS/PORT	0	0	21	10	210.00	SF	18.30	18.30	100	2005	2005	3	27	1,038	

LAND DESCRIPTION

TOTAL OB/XF 1,794

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	0	0003	RM	193.00	271.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS