TRACT 131
NASSAU VILLAGE WEST PB 5/23

HILL JASON LEE & LORA MAY
541035 LEM TURNER RD
CALLAHAN, FL 32011

2023

37-1N-25-299F-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	05	Quality Level 05

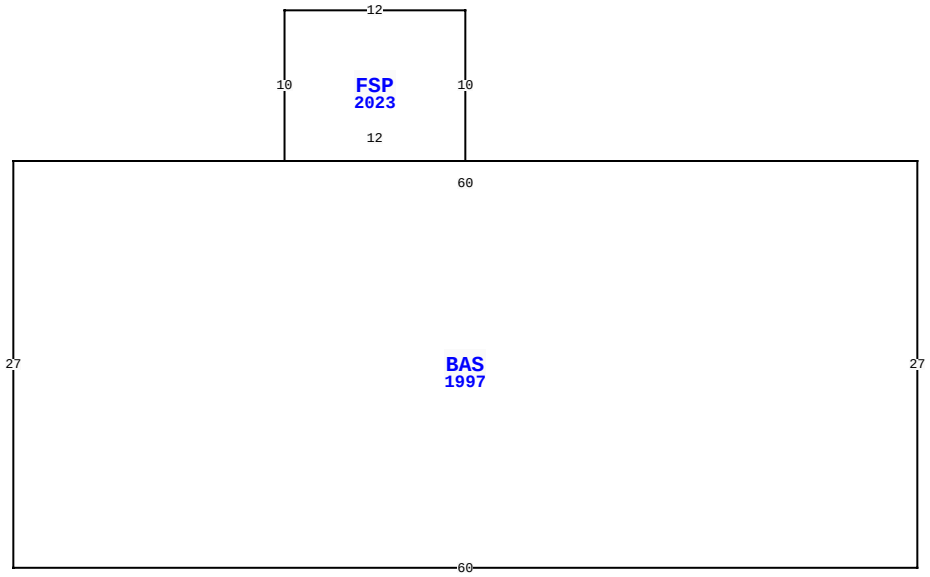
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	96,290
FSP	120	60	72	4,280
TOTALS	1,740		1,692	100,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,692	146.4000	102.48	173,396	1997	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2023 Heated Area: 1620 HX Base Yr



541035 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	100,570
TOTAL MARKET OB/XF VALUE	3,530
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	149,100
SOH/AGL Deduction	0
ASSESSED VALUE	149,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,100
TOTAL JUST VALUE	149,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1087	8/22/2022	WD	Q	I	01	250,000
GRANTOR: BATCHELOR JULIE A & S						
GRANTEE: HILL JASON LEE & LO						
2338/1473	2/11/2020	SW	U	I	18	94,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BATCHELOR JULIE A &						

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
3	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	2002	2002	3	83	345	
4	0940	SHEDS/PORT	0	0	10	14	140.00	SF	45.00	45.00	100	2002	2002	3	21	1,323	
5	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2007	2007	3	35	126	
6	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	2007	2007	3	89	1,736	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W60 S27 E60 N27 $
FSP=[YR=2023;ORIG=-42,-10] E12 S10 W12 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,530

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	0004	RM	197.00	205.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/26/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS