

PT LOT 6 IN OR 2063/77
A E OGILIVIE ESTATE SUB
PBK 1/32

BRIDGE ROGER A & ROBIN K L/E/
541177 LEM TURNER RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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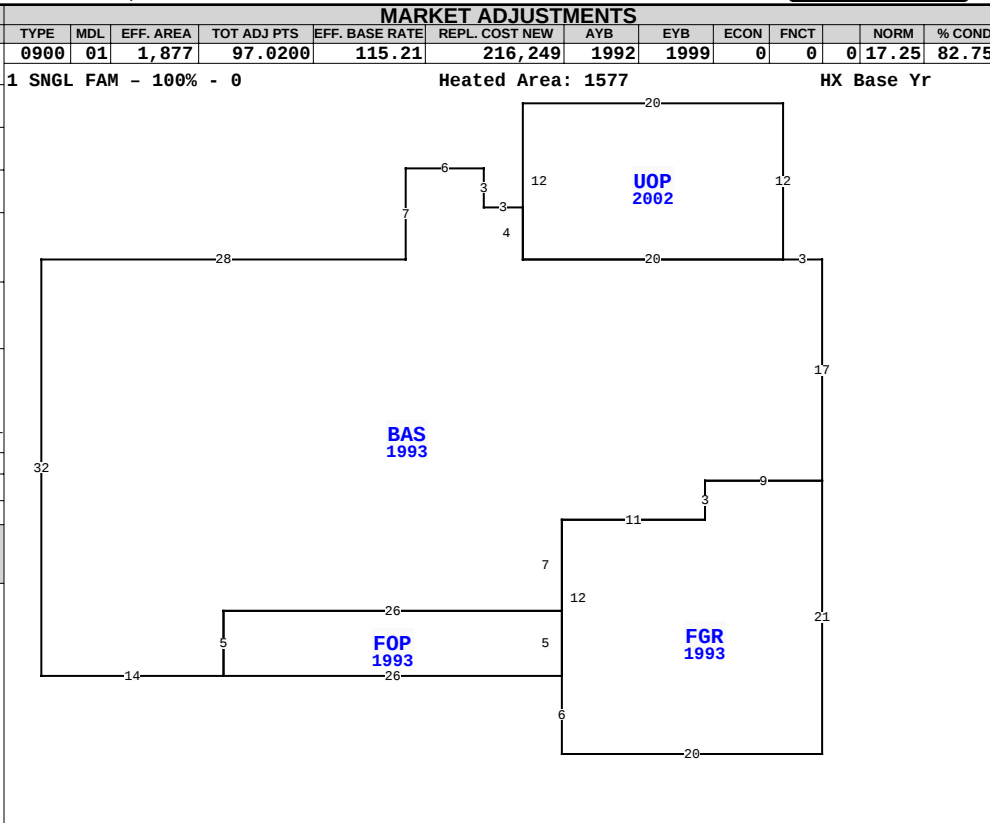
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100	1,577	150,345
FGR	387	55	213	20,307
FOP	130	30	39	3,718
UOP	240	20	48	4,576

TOTALS	2,334		1,877	178,946
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0	3,385.00	SF	4.00
3	0940	SHEDS/PORT	0	100	22	12	264.00	SF	19.50
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.06

REVIEW DATE	01/23/2018	BY	KB
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541177 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	100	0	0	414.00	SF	6.50	6.50	100	1992	1992	3	66	1,776	
2	0812	CONCRETE C	0	100	0	0	3,385.00	SF	4.00	4.00	100	1993	1993	3	68	9,207	
3	0940	SHEDS/PORT	0	100	22	12	264.00	SF	19.50	19.50	100	2001	2001	3	20	1,030	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	

TOTAL OB/XF										12,173							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,100

Total Acres: 1.06	Total Land Value: 37,100	Market: 0	Agricultural: 0	Common: 37,100
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				178,946	
TOTAL MARKET OB/XF VALUE				12,173	
TOTAL LAND VALUE - MARKET				37,100	
TOTAL MARKET VALUE				228,219	
SOH/AGL Deduction				122,320	
ASSESSED VALUE				105,899	
TOTAL EXEMPTION VALUE		HX HB DX		55,000	
BASE TAXABLE VALUE				50,899	
TOTAL JUST VALUE				228,219	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				178,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007865	REPAIR/RRF	7,825	12/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2063/0077	7/29/2016	QC	U	I	11
GRANTOR: BRIDGE ROGER A & ROBI					SALE PRICE
GRANTEE: BRIDGE ROGER A & RO					33,400
GRANTOR: BRIDGE ROGER A & ROBI					
GRANTEE: BRIDGE ROGER A & RO					
0785/1264	2/25/1997	QC	U	I	06
GRANTOR: BRIDGE ROGER A & ROBI					36,000
GRANTEE: BRIDGE ROBIN K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 UOP=[YR=2002] N12 W20 S12 E20 \$ W20 N4 W3 N3 W6 S7 W28 S32 E14 FOP=[YR=1993] E26 FGR=[YR=1993] S6 E20 N21 W9 S3 W11 S12 \$ N5 W26 S5 \$ N5 E26 N7 E11 N3 E9 N17 \$.									