

**TAYLOR ROBERT EDWARD**  
541123 LEM TURNER RD  
CALLAHAN, FL 32011

**46-2N-25-0000-0010-0070**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100  
GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100  
PLYWOOD 100

Interior Floor04CARPET 70

Interior Floor08SHT VINYL 30

Air Condition Heating Type03CENTRAL 100  
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units00100  
0100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0800021,144128.480089.94102,891200220020048.0052.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE115,884

TOTAL MARKET OB/XF VALUE9,219

TOTAL LAND VALUE - MARKET54,900

TOTAL MARKET VALUE180,003

SOH/AGL Deduction45,712

ASSESSED VALUE134,291

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE84,291

TOTAL JUST VALUE180,003

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE153,441

QUALITY04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREAO8

NEIGHBORHOOD/LOC8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1441001,14453,503

TOTALS1,1441,14453,503

EXTRA FEATURES541123 LEM TURNER RD, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30300BOAT DCK W0100080.00SF40.0040.00100200720073521,664

41242WD DECK A0100064.00SF10.0010.0010020142014370448

51242WD DECK A01000120.00SF10.0010.0010020142014370840

60810CONCRETE A01000994.00SF6.506.50100201620163976,267

LAND DESCRIPTION

TOTAL OB/XF9,219

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000004OR0.000.003.05AC1.001.001.0018,000.0018,000.0054,900

REVIEW DATE01/14/2021BYKWA

Total Acres: 3.05Total Land Value: 54,900Market: 0Agricultural: 0Common: 54,900PRINTED 08/02/2023 BY SYS

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