PT LOT 6 IN OR 1757/1783
1995 HARB DW/MH
A E OGILIVIE ESTATE SUB

RUBRIGHT TINA
541167 LEM TURNER RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0010-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

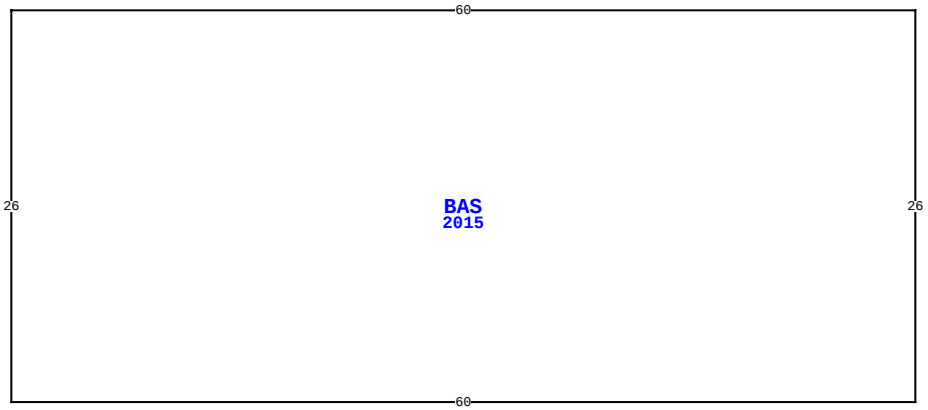
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	44,335
TOTALS	1,560		1,560	44,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.0000	81.20	126,672	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2016 Heated Area: 1560 HX Base Yr 2016



541167 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		44,335
TOTAL MARKET OB/XF VALUE		12,774
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		109,609
SOH/AGL Deduction		46,434
ASSESSED VALUE		63,175
TOTAL EXEMPTION VALUE	HX HB	38,175
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95926	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1757/1783	8/26/2011	PR	U	I	11	100
GRANTOR: SILVEIRA SYNTHIA P/R						
GRANTEE: RUBRIGHT TINA						
0718/1651	11/23/1994	WD	Q	V		16,500
GRANTOR: GILL ROBERT F & PATRI						
GRANTEE: CRAWFORD MACK H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S26 E60 N26$.

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	0940	SHEDS/PORT	0	100	8	12	96.00	SF	19.50	19.50	100	1986	1986	3	20	374	
2	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1995	1995	3	20	400	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,774

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	100	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS