PT OR 1466/11
ESMTS OR 476/697 & OR 482/370

DAIGLE EDWARD L & BONNIE F
541397 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

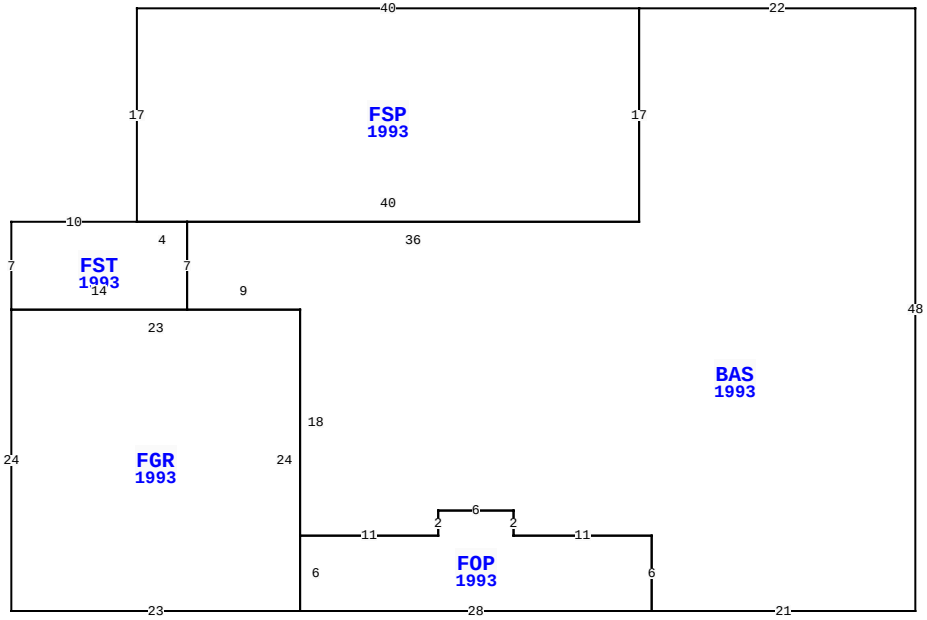
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	1,776	148,260
FGR	552	55	304	25,378
FOP	180	30	54	4,508
FSP	680	40	272	22,706
FST	98	55	54	4,508
TOTALS	3,286		2,460	205,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,460	124.9920	112.81	277,513	1977	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1776 HX Base Yr 2001



541397 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		205,360
TOTAL MARKET OB/XF VALUE		87,528
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		380,388
SOH/AGL Deduction		152,811
ASSESSED VALUE		227,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,577
TOTAL JUST VALUE		380,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008509	REPAIR/RRF	7,900	06/29/2021
B19563	GARAGE	165,000	03/07/2007
R10148	REPAIR/RRF	1,500	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/0011	12/18/2006	QC	U	I	01	100
GRANTOR: DAIGLE EWARD L & BONN						
GRANTEE: DAIGLE EDWARD L & B						
0823/0199	2/20/1998	PR	U	I	01	100
GRANTOR: DAIGLE LAVERNE D EST						
GRANTEE: DAIGLE EDWARD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] W40 S17 FST=[YR=1993] W10 S7 FGR=[YR=1993] S24 E23 FOP=[YR=1993] E28 N6 W11 N2 W6 S2 W11 S6 $ N24 W23 $ E14 N7 W4 $ E40 N17 $ S17 W36 S7 E9 S18 E11 N2 E6 S2 E11 S6 E21 N48 $.

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	0812	CONCRETE C	0	100	0	0	3,800.00	SF	4.00	4.00	100	1980	1980	3	35	5,320	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1977	1977	3	29	7,238	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
4	0510	GARAGE WD-	0	100	100	50	5,000.00	SF	24.50	24.50	100	2009	2009	3	60	73,500	

LAND DESCRIPTION

TOTAL OB/XF 87,528

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS