PT OR 758/1575 EX 11-4

**FARINELLA ANTHONY M & SUSAN G**
541343 LEM TURNER ROAD
CALLAHAN, FL 32011

**2023**

**46-2N-25-0000-0011-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5700 | TIMBERLAND 60-69 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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 | 0 |
| TOTAL MARKET OB/XF VALUE | 4,247 |
| TOTAL LAND VALUE - MARKET | 107,600 |
| TOTAL MARKET VALUE | 8,013 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 8,013 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,013 |
| TOTAL JUST VALUE | 111,847 |
| NCON VALUE | 3,323 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,998 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0758/1575 | 5/03/1996 | WD | U | V | 07 | 100 |
| GRANTOR: BRANDIES DORIS H | | | | | | |
| GRANTEE: FARINELLA ANTHONY M | | | | | | |
| 0752/1679 | 2/29/1996 | WD | U | V | 07 | 100 |
| GRANTOR: BRANDIES DORIS H | | | | | | |
| GRANTEE: FARINELLA ANTHONY & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0351 | CARPORT MT | 0 | 0 | 20 | 21 | 420.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 22 | 924 | |
| 2 | 0680 | POLE SHED | 0 | 0 | 26 | 36 | 936.00 | SF | 5.00 | 5.00 | 100 | 2012 | 2012 | 3 | 71 | 3,323 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,247

| 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 | 005700 | A | TIMBER 4 SI | 0 | | OR | 0.00 | 0.00 | 13.45 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,766 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 13.45 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 107,600 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 13.45 Total Land Value: 3,766 Market: 107,600 Agricultural: 3,766 Common: 0 PRINTED 08/02/2023 BY SYS