

PT OF LOTS 55 56 57 60
IN OR 2702/1195
(EX OR 2356/850 & OR 2356/852)

HARRISON DEBBIE S L/E/
542008 LEM TURNER RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0055-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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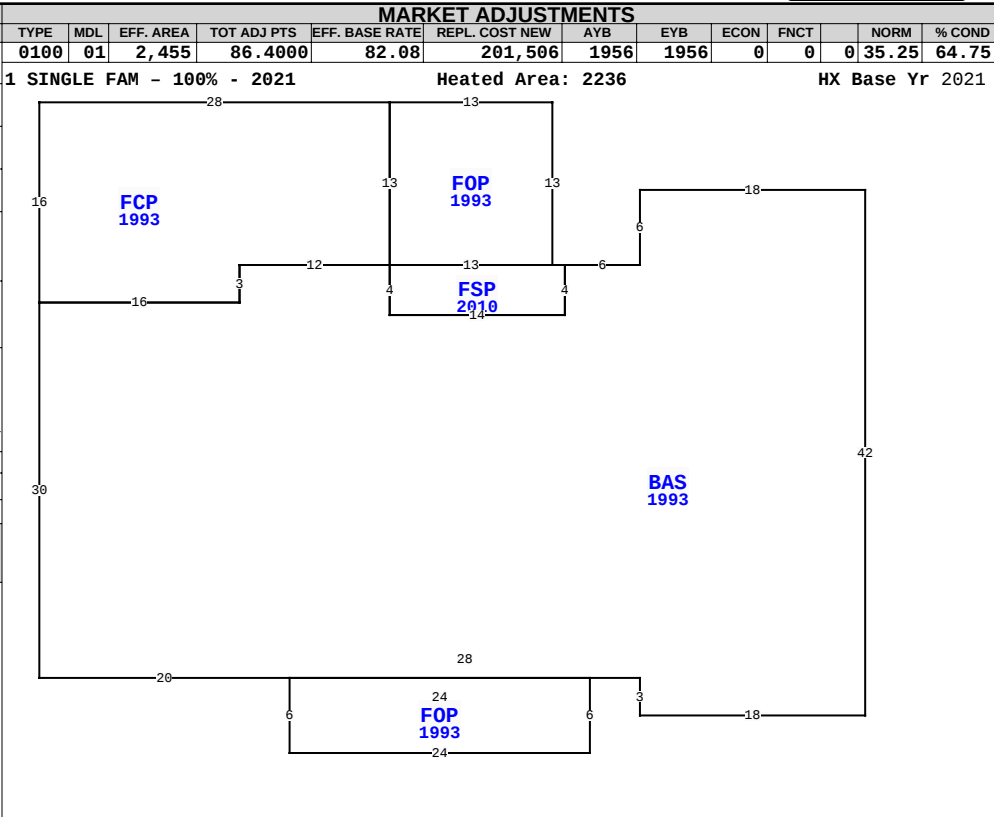
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100	2,236	118,836
FCP	412	25	103	5,474
FOP	144	30	43	2,285
FOP	169	30	51	2,710
FSP	56	40	22	1,169

TOTALS	3,017		2,455	130,475
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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	16	20	320.00	SF	6.50
2	0350	CARPORT WD	0	100	14	12	168.00	SF	2.60
3	0200	BARN WD 0-	0	100	45	44	1,980.00	SF	4.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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		OR	0.00	0.00	3.00

REVIEW DATE 06/01/2020 BY KBA



542008 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	06/17/2020	MF
	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	16	20	320.00	SF	6.50	6.50	100	1980	1980	3	32.5	676	
2	0350	CARPORT WD	0	100	14	12	168.00	SF	2.60	2.60	100	1975	1975	3	20	87	
3	0200	BARN WD 0-	0	100	45	44	1,980.00	SF	4.00	4.00	100	1975	1975	3	20	1,584	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	

TOTAL OB/XF													3,067	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00			

Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				130,475	
TOTAL MARKET OB/XF VALUE				3,067	
TOTAL LAND VALUE - MARKET				54,000	
TOTAL MARKET VALUE				187,542	
SOH/AGL Deduction				45,133	
ASSESSED VALUE				142,409	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				87,409	
TOTAL JUST VALUE				187,542	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				181,596	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3925	REPAIR/RRF	4,400	03/05/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2702/1195	3/18/2024	QC	U	I	11
GRANTOR: HARRISON DEBBIE SUE S					
GRANTEE: MAY CHRISTY					
2356/0854	4/23/2020	WD	U	I	11
GRANTOR: MERCER DEREK JAMES &					
GRANTEE: HARRISON DEBBIE SKI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 S6 W6 FSP=[YR=2010] W1 FOP=[YR=1993] N13 W13 FCP=[YR=1993] W28 S16 E16 N3 E12 N13\$ S13 E13\$ W13 S4 E14 N4\$ S4 W14 N4 W12 S3 W16 S30 E20 FOP=[YR=1993] S6 E24 N6 W24\$ E28 S3 E18 N42\$.									

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