PT OF LOT 57 R433629
IN OR 2228/1558
EAST CALLAHAN SUB PB 1/35

KIRK JASON & CHRISTINA
542072 LEM TURNER RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0057-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

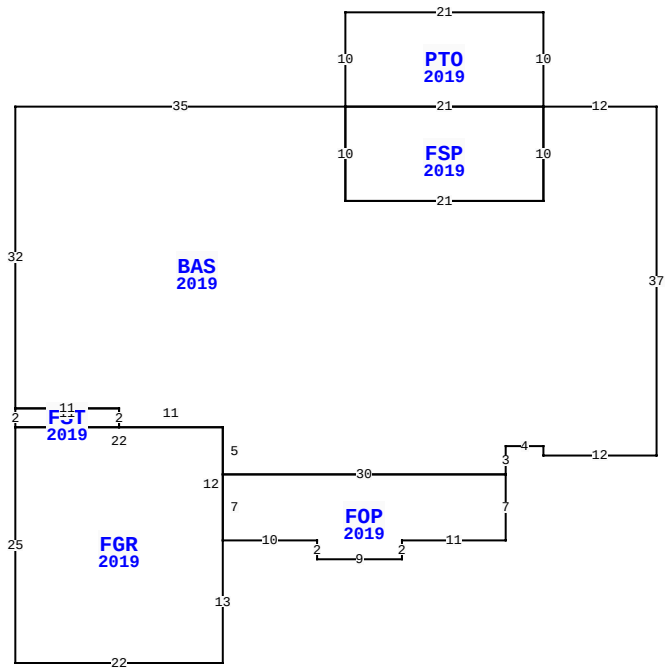
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2,274	304,110
FGR	550	55	302	40,388
FOP	228	30	68	9,094
FSP	210	40	84	11,234
FST	22	55	12	1,605
PTO	210	5	10	1,338
TOTALS	3,494		2,750	367,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	108.6192	135.77	373,368	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2274 HX Base Yr 2020



542072 LEM TURNER RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		379,899
TOTAL MARKET OB/XF VALUE		9,703
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		452,602
SOH/AGL Deduction		183,237
ASSESSED VALUE		269,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,365
TOTAL JUST VALUE		452,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009963	CO ISSUED	0	09/20/2019
19004206	GARAGE	29,238	06/01/2019
19002757	NEW CONSTR	310,901	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1558	10/05/2018	WD	Q	I	01	50,000
GRANTOR: BRADDOCK LISSA KEIGWI						
GRANTEE: KIRK JASON & CHRIST						
2095/1049	1/19/2017	QC	U	I	11	100
GRANTOR: ROHE ERIN PA &						
GRANTEE: BRADDOCK LISSA KEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N10 W21 S10 FSP=[YR=2019] S10 E21 N10 W21$ E21$ S10 W21 N10 W35 S32 FST=[YR=2019] S2 FGR=[YR=2019] S25 E22 N13 FOP=[YR=2019] E10 S2 E9 N2 E11 N7 W30 S7$ N12 W22$ E11 N2 W11$ E11S2 E11 S5 E30 N3 E4 S1 E12 N37$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,904.00	SF	5.20	5.20	100	2019	2019	3	98	9,703	

LAND DESCRIPTION

TOTAL OB/XF 9,703

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	63,000							

REVIEW DATE 10/14/2019 BY KB Total Acres: 1.80 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS

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2024

28-2N-25-3060-0057-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

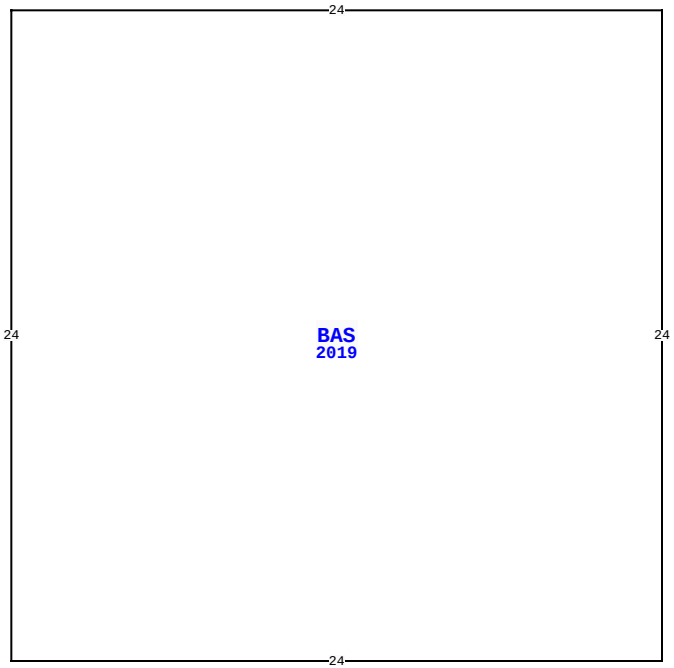
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	12,132
TOTALS	576		576	12,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	62.7000	21.94	12,637	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 576 HX Base Yr 2020



542072 LEM TURNER RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
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2095/1049	1/19/2017	QC	U	I	11	100
GRANTOR: ROHE ERIN PA &						
GRANTEE: BRADDOCK LISSA KEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2019 BY KB Total Acres: 1.80 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS