PT OF LOTS 57 & 56 (S-3)
IN OR 1777/1233
EAST CALLAHAN SUB PB 1/35

CHAPPELL CYNTHIA A
542020 LEM TURNER RD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0057-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

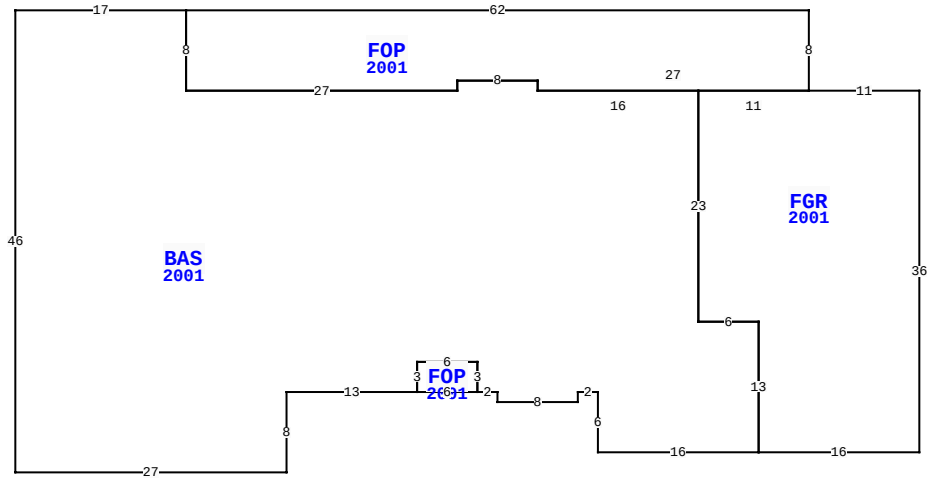
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100	2,528	252,735
FGR	714	55	393	39,290
FOP	18	30	5	500
FOP	488	30	146	14,596
TOTALS	3,748		3,072	307,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	97.5384	121.92	374,538	1999	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 2528 HX Base Yr



542028 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,121
TOTAL MARKET OB/XF VALUE		1,660
TOTAL LAND VALUE - MARKET		41,650
TOTAL MARKET VALUE		350,431
SOH/AGL Deduction		187,306
ASSESSED VALUE		163,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,125
TOTAL JUST VALUE		350,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,273

PRCL:0:1: 2/14/12 SPLIT OUT OF 28-2N-25-3060-0055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1777/1233	2/07/2012	QC	U	I	11	100

GRANTOR: CHAPPELL CYNTHIA
GRANTEE: CHAPPELL CYNTHIA A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W11 FOP=[YR=2001] N8 W62 BAS=[YR=2001] W17 S46 E27 N8 E13 FOP=[YR=2001] E6 N3 W6 S3 $ N3 E6 S3 E2 S1 E8 N1 E2 S6 E16 N13 W6 N23 W16 N1 W8 S1 W27 N8 $ S8 E27 N1 E8 S1 E27 $ W11 S23 E6 S13 E16 N36 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 1,660

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	0004	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,650							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.19 Total Land Value: 41,650 Market: 0 Agricultural: 0 Common: 41,650 PRINTED 08/06/2024 BY SYS