PT OF LOTS 59 & 58 (S-1)
IN OR 1702/696
EAST CALLAHAN SUB PB 1/35

STILLWELL SHARON ELLIS/MILLS DAVID R JR
542021 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3060-0059-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

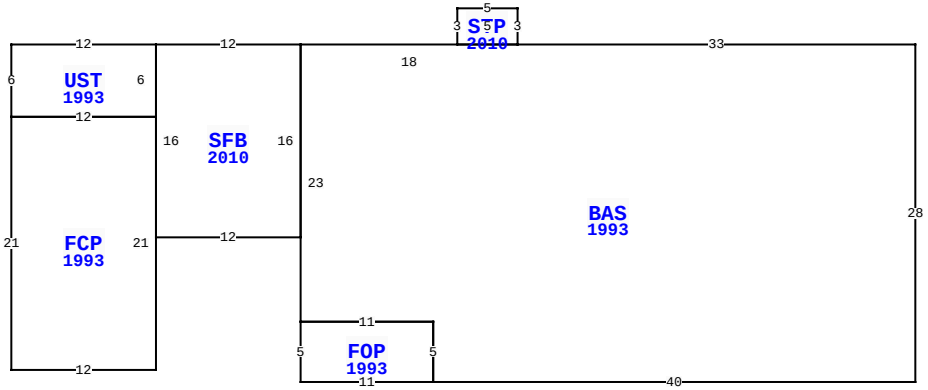
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1,373	104,057
FCP	252	25	63	4,774
FOP	55	30	16	1,212
SFB	192	80	154	11,671
STP	15	10	2	152
UST	72	45	32	2,426
TOTALS	1,959		1,640	124,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	120.8700	114.83	188,321	1959	1975	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 1993 Heated Area: 1527 HX Base Yr 1993



542021 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2011 JH
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,292
TOTAL MARKET OB/XF VALUE		2,869
TOTAL LAND VALUE - MARKET		74,340
TOTAL MARKET VALUE		201,501
SOH/AGL Deduction		124,868
ASSESSED VALUE		76,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,633
TOTAL JUST VALUE		201,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R15-14502	ROOF	6,100	07/08/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1702/0696	9/24/2010	QC	U	I	11	100
GRANTOR: STILLWELL SHARON ELLI						
GRANTEE: STILLWELL SHARON EL						
1655/0825	12/23/2009	QC	U	I	30	100
GRANTOR: STILLWELL SHARON ELLI						
GRANTEE: MILLS DAVID R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 STP=[YR=2010] N3 W5 S3 E5$ W18
SFB=[YR=2010] W12 UST=[YR=1993] W12 S6 FCP=[YR=1993] S21 E12 N21 W12 $ E12 N6 $ S16 E12 N16$ S23 FOP=[YR=1993] S5 E11 N5 W11 $ E11 S5 E40 N28 $.

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	0810	CONCRETE A	0	100	0	0	422.00	SF	6.50	6.50	100	1959	1959	3	20	549	
2	0200	BARN WD 0-	0	100	20	29	580.00	SF	20.00	20.00	100	1975	1975	3	20	2,320	

LAND DESCRIPTION

TOTAL OB/XF 2,869

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	4.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,340							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.13 Total Land Value: 74,340 Market: 0 Agricultural: 0 Common: 74,340 PRINTED 08/06/2024 BY SYS