PT LOTS 2 & 3 ALL LOT 4
IN OR 2611/1161
BRANDIES & PICKETT SUB PB 1/4

SCHWANDER THOMAS
542152 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

28-2N-25-3080-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

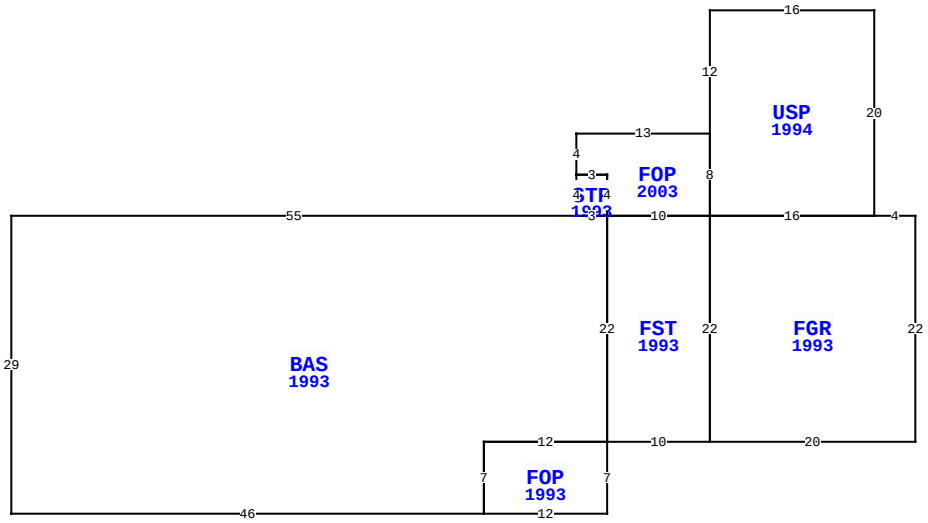
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	109,901
FGR	440	55	242	16,643
FOP	84	30	25	1,720
FOP	92	30	28	1,926
FST	220	55	121	8,322
STP	12	10	1	68
USP	320	30	96	6,602
TOTALS	2,766		2,111	145,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	113.1165	107.46	226,848	1966	1971	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1598 HX Base Yr



542152 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		163,595
TOTAL MARKET OB/XF VALUE		2,990
TOTAL LAND VALUE - MARKET		177,080
TOTAL MARKET VALUE		206,513
SOH/AGL Deduction		0
ASSESSED VALUE		206,513
TOTAL EXEMPTION VALUE	13	206,513
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		343,665
NCON VALUE		11,629
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015693	BARN - 26X40= 104	0	12/08/2023
R5551	REPAIR/RRF	5,550	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1161	1/04/2023	WD	Q	I	01	327,000
GRANTOR: BROOKS JOSEPHINE A						
GRANTEE: SCHWANDER THOMAS						
0287/0509	3/01/1979	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,300.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,990	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-33,0] W55 S29 E46 N7 E12 N22 W3 $
FGR=[YR=1993;ORIG=0,0] W4 W16 S22 E20 N22 $
USP=[YR=1994;ORIG=-4,0] N20 W16 S12 S8 E16 $
FST=[YR=1993;ORIG=-30,22] E10 N22 W10 S22 $
FOP=[YR=2003;ORIG=-20,-8] W13 S4 E3 S4 E10 N8 $
FOP=[YR=1993;ORIG=-42,29] E12 N7 W12 S7 $
STP=[YR=1993;ORIG=-33,-4] S4 E3 N4 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,990

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.88	AC		1.00	1.00	1.00	555.00	555.00	4,928							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	142,080							

REVIEW DATE 02/13/2024 BY KW Total Acres: 9.88 Total Land Value: 39,928 Market: 142,080 Agricultural: 4,928 Common: 35,000 PRINTED 08/06/2024 BY SYS

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IN OR 2611/1161
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

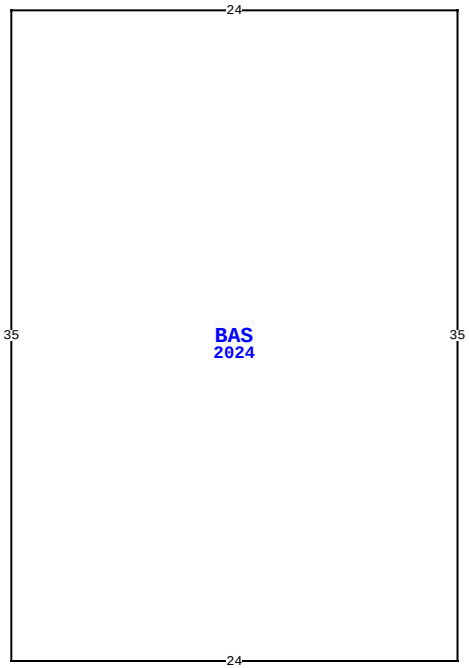
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	18,412
TOTALS	840		840	18,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	22.14	18,598	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 840 HX Base Yr



542152 LEM TURNER RD, CALLAHAN

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BASE TAXABLE VALUE		0
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GRANTEE: SCHWANDER THOMAS						
0287/0509	3/01/1979	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,5] E24 S35 W24 N35 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/13/2024 BY KW Total Acres: 9.88 Total Land Value: 39,928 Market: 142,080 Agricultural: 4,928 Common: 35,000 PRINTED 08/06/2024 BY SYS