

OUTDOOR LIFE HOLDINGS LLC
542201 LEM TURNER RD
CALLAHAN, FL 32011

28-2N-25-3080-0005-0030

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6		Tax Dist:						
BUILDING MARKET VALUE				153,088				
TOTAL MARKET OB/XF VALUE				63,255				
TOTAL LAND VALUE - MARKET				330,400				
TOTAL MARKET VALUE				321,978				
SOH/AGL Deduction				0				
ASSESSED VALUE				321,978				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				321,978				
TOTAL JUST VALUE				546,743				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				554,494				
PRCL:0:2: ALSO SEE PRCL: 28-2N-25-3080- 7 + 6-5								
XF0B:11:1: ASPHALT DRVWY FROM LEM TURNER TO SFR +								
BLDG:1:2: (30X24) AREA IS USED AS A GYM (W/ SHEETR								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B1631922		XF0B		0		03/01/2016		
E26120		NEW CONSTR		0		04/01/2013		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/1989		9/08/2015		WD	Q	I	01	235,000
GRANTOR: STARNES ROBERT B & AN								
GRANTEE: OUTDOOR LIFE HOLDIN								
1763/0494		10/17/2011		WD	Q	V	03	159,100
GRANTOR: CALLAHAN HOLDINGS LLC								
GRANTEE: STARNES ROBERT B &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2016] W80 S27 BAS=[YR=2016] S15 E20 N15 W20\$ E20 S15 FOP=[YR=2016] S38 E40 N38 W8 BAS=[YR=2016] S30 W24 N30 E24\$ W32\$ E60 N42\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
99,400								
5,735								
500								
31,000								
Common: 99,400		PRINTED 08/06/2024 BY SYS						