PT OF LOTS 5 6 7EX 5-6 5-7
IN OR 95 PG 213
BRANDIES & PICKETT SUB

KIRK WILLIAM A
PO BOX 592
CALLAHAN, FL 32011-0592

2024

28-2N-25-3080-0005-0050

BUILDING CHARACTERISTICS

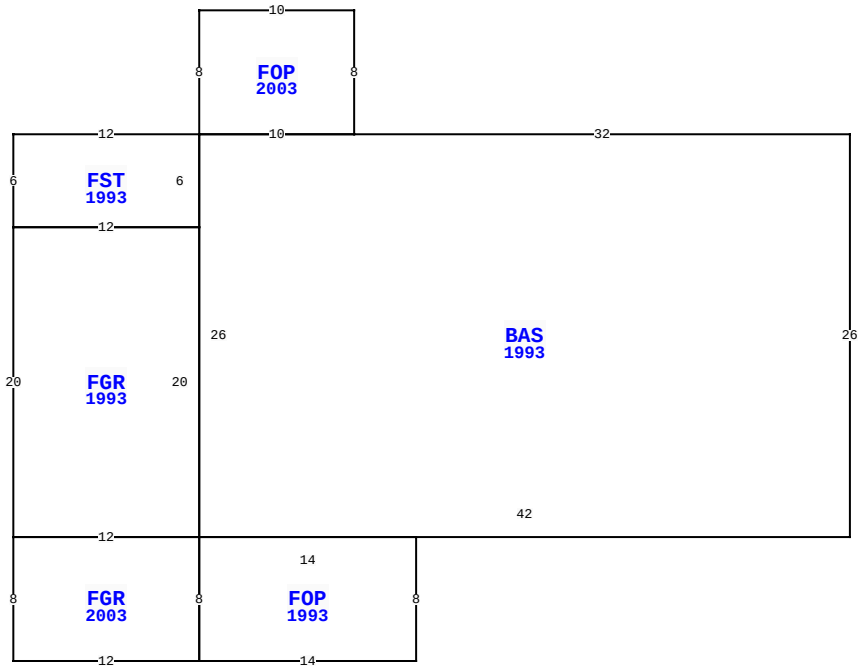
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,092	100	1,092	102,198
FGR	240	55	132	12,354
FGR	96	55	53	4,960
FOP	112	30	34	3,182
FOP	80	30	24	2,246
FST	72	55	40	3,744
TOTALS	1,692		1,375	128,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	125.5000	119.22	163,928	1964	1990	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1092 HX Base Yr



542165 LEM TURNER RD, CALLAHAN

BLD DATE		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		141,745
TOTAL MARKET OB/XF VALUE		3,321
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		215,066
SOH/AGL Deduction		105,090
ASSESSED VALUE		109,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,976
TOTAL JUST VALUE		215,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,224

EYB ADJUSTED DUE TO REMODEL OVER YEARS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7491	H/AC	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FOP=[YR=2003] N8 W10 S8 E10$ W10
FST=[YR=1993] W12 S6 FGR=[YR=1993] S20 FGR=[YR=2003] S8 E12
FOP=[YR=1993] E14 N8 W14 S8$ N8 W12$ E12 N20 W12$ E12 N6$ S26
E42 N26$.

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	0811	CONCRETE B	0	100	0	0	605.00	SF	3.64	3.64	100	1983	1983	3	41	903	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1985	1985	3	20	1,440	
3	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1985	1985	3	47	978	

LAND DESCRIPTION

TOTAL OB/XF 3,321

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

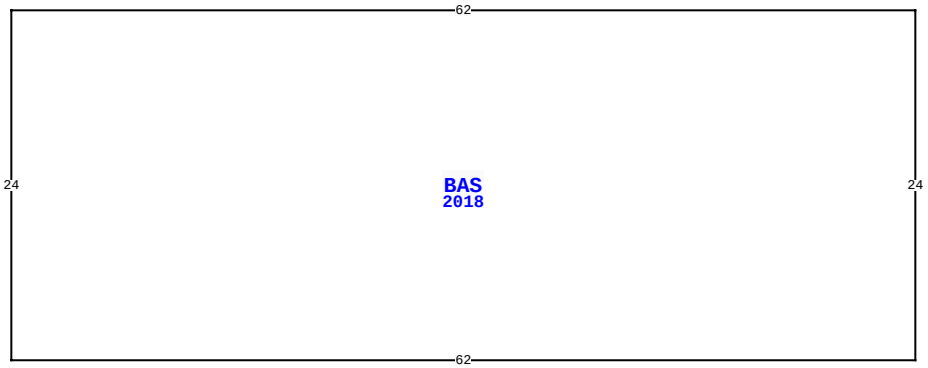
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	13,062
TOTALS	1,488		1,488	13,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,488	62.7000	43.89	65,308	1975	1975	0	0	20	70.00	20.00

2 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



542165 LEM TURNER RD, CALLAHAN

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PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W62 S24 E62 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 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS