PT OF LOT 5
OR 410/86
BRANDIES & PICKETT SUB PB 1/4

NANTZ JAMES V & KIMBERLY L
542127 LEM TURNER ROAD, LAND
CALLAHAN, FL 32011

2024

28-2N-25-3080-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

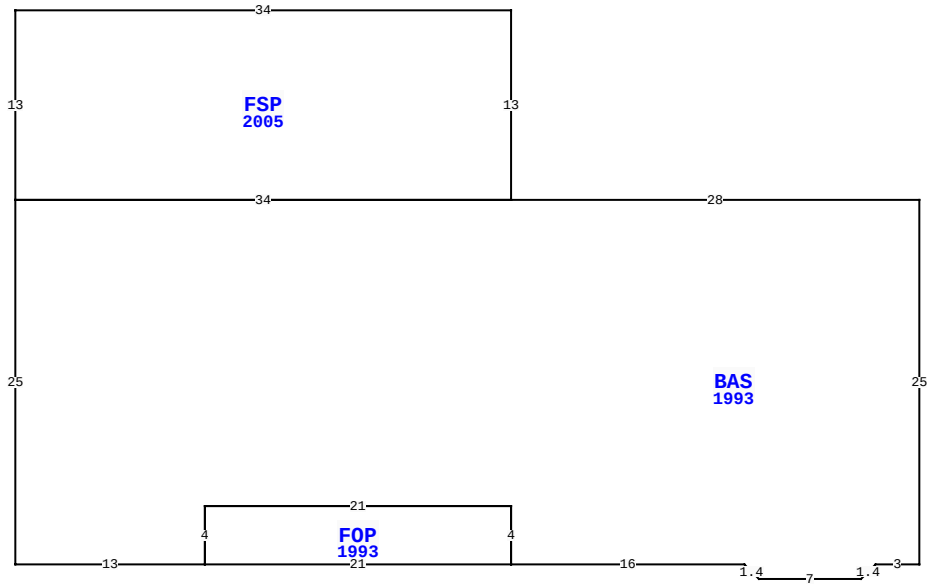
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,474	100	1,474	158,303
FOP	84	30	25	2,685
FSP	442	40	177	19,009
TOTALS	2,000		1,676	179,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	99.9000	124.88	209,299	1989	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 0 Heated Area: 1474 HX Base Yr



542127 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,997
TOTAL MARKET OB/XF VALUE		11,722
TOTAL LAND VALUE - MARKET		17,150
TOTAL MARKET VALUE		208,869
SOH/AGL Deduction		96,464
ASSESSED VALUE		112,405
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,405
TOTAL JUST VALUE		208,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5875	NEW CONSTR	52,811	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0410/0086	1/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						
0156/0094	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=2005] N13 W34 S13 E34 $ W34 S25 E13 FOP=[YR=1993] E21 N4 W21 S4 $ N4 E21 S4 E16 D1 R1 E7 R1 U1 E3 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,590.00	SF	4.00	4.00	100	1992	1992	3	64	4,070	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	22	1,267	
4	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	40	640	
5	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	2004	2004	3	84	2,398	
6	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2006	2006	3	27	1,037	

LAND DESCRIPTION

TOTAL OB/XF 11,722

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	000100	C	SFR	100	0004	OR	100.00	200.00	0.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.49 Total Land Value: 17,150 Market: 0 Agricultural: 0 Common: 17,150 PRINTED 08/06/2024 BY SYS