PT OF LOT 7
IN OR 2317/374
BRANDIES & PICKETTS SUB PB 1/4

HENDRICKS STEVEN FAMILY TRUST/HENDRICKS STEVEN TRU
542219 LEM TURNER RD
CALLAHAN, FL 32011

2024

28-2N-25-3080-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

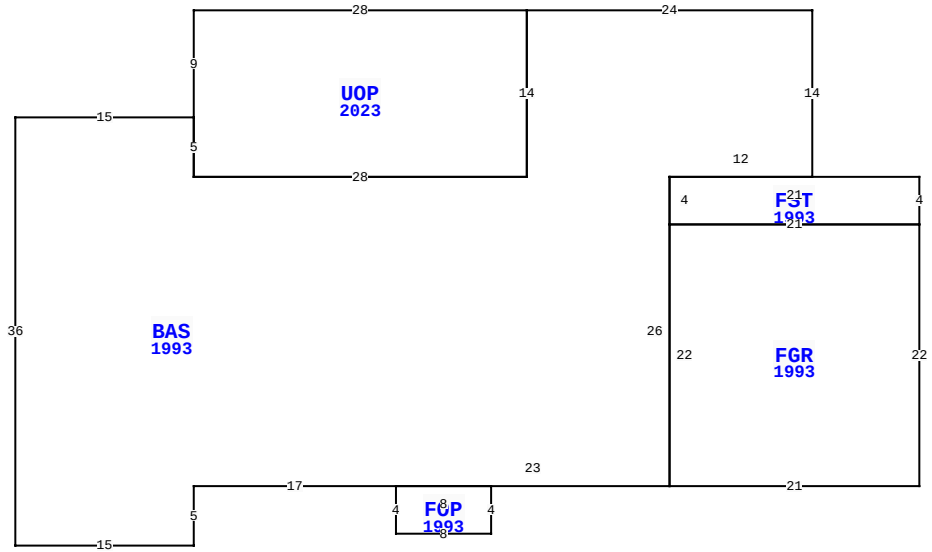
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1,916	100	1,916	142,726
FGR	462	55	254	18,921
FOP	32	30	10	745
FST	84	55	46	3,426
UOP	392	20	78	5,810
TOTALS	2,886		2,304	171,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	123.4800	117.31	270,282	1959	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 0% - 0 Heated Area: 1916 HX Base Yr



542219 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	171,629
TOTAL MARKET OB/XF VALUE	2,908
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	218,287
SOH/AGL Deduction	22,695
ASSESSED VALUE	195,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,592
TOTAL JUST VALUE	218,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,068

MISC ALUMN STRG/CRPT = NV: KW 7/2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7312	REPAIR/RRF	2,690	06/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0374	11/05/2019	WD	U	I	11	100
GRANTOR: HENDRICKS STEVEN E						
GRANTEE: HENDRICKS STEVEN FA						
0533/1233	12/28/1987	WD	Q	I		70,000
GRANTOR: SMITH JESSE & JANICE						
GRANTEE: HENDRICKS STEVEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S14 W28 N5 W15 S36 E15 N5 E17 E23 N26 E12 N14 $
FGR=[YR=1993;ORIG=-12,40] E21 N22 W21 S22 $
FST=[YR=1993;ORIG=9,18] N4 W21 S4 E21 $
FOP=[YR=1993;ORIG=-35,40] S4 E8 N4 W8 $
UOP=[YR=2023;ORIG=-52,0] E28 S14 W28 N5 N9 $
.

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	0	28	3	84.00	SF	6.50	6.50	100	1970	1970	3	21	115	
2	0851	PATIO STON	0	0	0	0	224.00	SF	0.75	0.75	100	1995	1995	3	70	118	
3	0810	CONCRETE A	0	0	0	0	588.00	SF	6.50	6.50	100	1995	1995	3	70	2,675	

LAND DESCRIPTION

TOTAL OB/XF 2,908

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	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/06/2024 BY SYS