



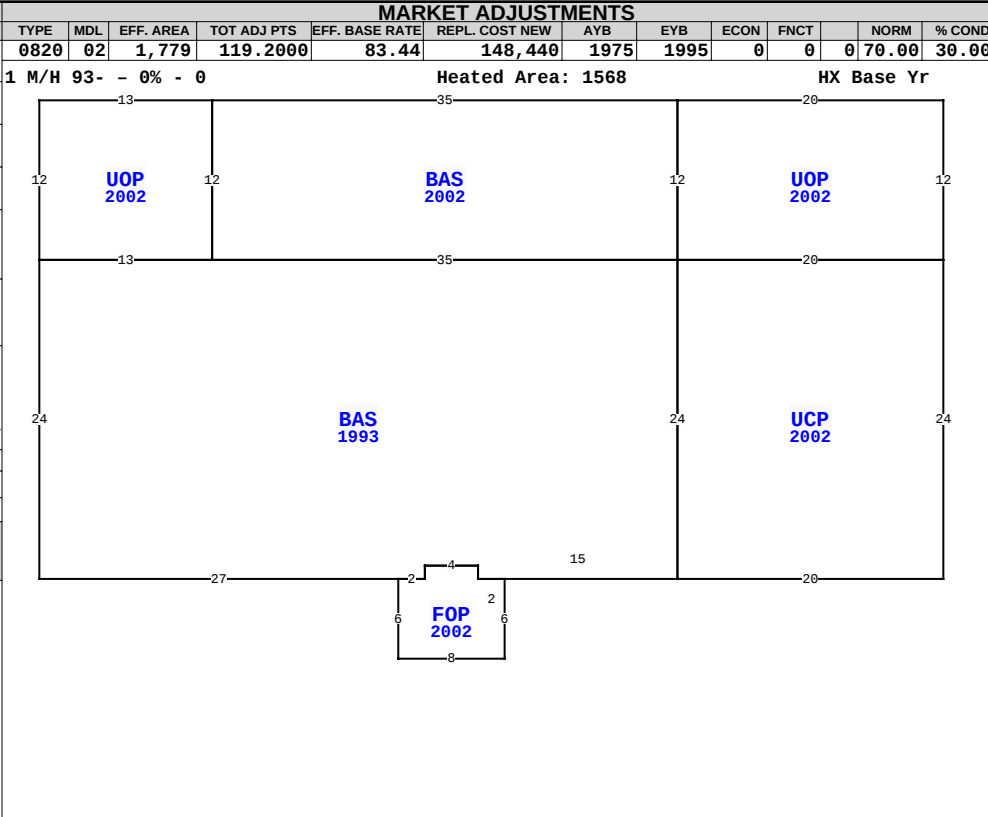
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	28,737
BAS	420	100	420	10,514
FOP	52	30	16	401
UCP	480	20	96	2,403
UOP	156	25	39	976
UOP	240	25	60	1,502

TOTALS	2,496		1,779	44,532
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	
2	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	
3	0351	CARPORT MT	0	0	36	12	432.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	0	24	12	288.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	0	26	12	312.00	SF	6.50	6.50	
6	0532	STBL WD FL	0	0	48	48	2,304.00	SF	50.00	50.00	
7	0940	SHEDS/PORT	0	0	12	18	216.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		RM - C	0.00	0.00	8.72	AC	



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

542289 LEM TURNER RD, CALLAHAN

TOTAL OB/XF											
29,337											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		44,532	
TOTAL MARKET OB/XF VALUE		29,337	
TOTAL LAND VALUE - MARKET		156,960	
TOTAL MARKET VALUE		230,829	
SOH/AGL Deduction		66,806	
ASSESSED VALUE		164,023	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		164,023	
TOTAL JUST VALUE		230,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,811	

ALSO SEE PRCL: 29-2N-25-0000-0058-0000

EXT IS HARDIPLANK;EYB ADJT ADDTNS

MH/ID 15663A & 15663B

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/0122	6/21/2021	WD	U	I	11	100	
GRANTOR: CALLAHAN LLC & CJD RE							
GRANTEE: DOG RIVER LLC							
1939/1454	1/28/2013	QC	U	I	11	0	
GRANTOR: L & M CAPITAL HOLDING							
GRANTEE: DOG RIVER LLC							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-68,12] S24 E27 E2 N1 E4 S1 E15 N24 W35 W13 \$											
UCP=[YR=2002;ORIG=-20,36] E20 N24 W20 S24 \$											
BAS=[YR=2002;ORIG=-20,0] W35 S12 E35 N12 \$											
UOP=[YR=2002;ORIG=0,0] W20 S12 E20 N12 \$											
UOP=[YR=2002;ORIG=-55,0] W13 S12 E13 N12 \$											
FOP=[YR=2002;ORIG=-41,36] S6 E8 N6 W2 N1 W4 S1 W2 \$											