

PT NW1/4 OF NE1/4 OF
SEC 33-2N-25E IN OR 782/1879 &
OR 521/1354 (EX PT IN

ALEXANDER DONALD R & MARGARET
541854 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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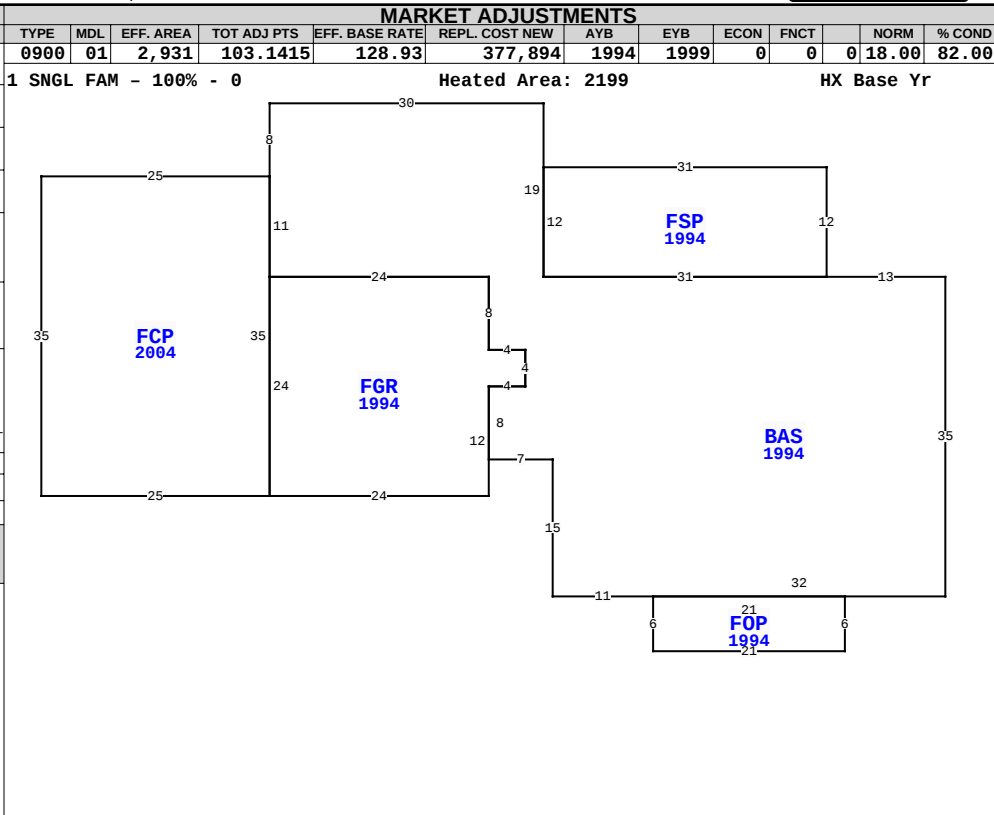
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	2,199	232,484
FCP	875	25	219	23,154
FGR	592	55	326	34,465
FOP	126	30	38	4,017
FSP	372	40	149	15,753

TOTALS	4,164		2,931	309,873
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	60	28	1,680.00	SF	35.00	35.00	100	1993
2	0812	CONCRETE C	0 100	0	0	876.00	SF	4.00	4.00	100	1994
3	0820	WOOD WALK	0 100	0	0	65.00	SF	11.75	11.75	100	1994
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
5	0803	ASPHALT C	0 100	0	0	4,820.00	SF	1.40	1.40	100	2000

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	100		OR	0.00	0.00	2.96	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC	

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

L N	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	0510	GARAGE WD-	0 100	60	28	1,680.00	SF	35.00	35.00	100	1993	1993	3	20	11,760	
2	0812	CONCRETE C	0 100	0	0	876.00	SF	4.00	4.00	100	1994	1994	3	68	2,383	
3	0820	WOOD WALK	0 100	0	0	65.00	SF	11.75	11.75	100	1994	1994	3	40	306	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
5	0803	ASPHALT C	0 100	0	0	4,820.00	SF	1.40	1.40	100	2000	2000	3	50	3,374	

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	100		OR	0.00	0.00	2.96	AC	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC	

REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											6
PAGE 1 of 1											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											309,873
TOTAL MARKET OB/XF VALUE											20,483
TOTAL LAND VALUE - MARKET											138,600
TOTAL MARKET VALUE											468,956
SOH/AGL Deduction											272,556
ASSESSED VALUE											196,400
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											146,400
TOTAL JUST VALUE											468,956
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											456,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004508	REPAIR/RRF	14,000	06/01/2018
R6645	REPAIR/RRF	1,500	10/01/2004
B13526	CARPORT	16,000	08/01/2004
6742	TEMP POLE	0	06/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0782/1879	1/22/1997	WD	U	V	21	15,000	
GRANTOR: HINKLE LEWIS H							
GRANTEE: ALEXANDER DONALD &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W13 FSP=[YR=1994] N12 W31 S12 E31\$ W31 N19 W30 S8 FCP=[YR=2004] W25 S35 E25 FGR=[YR=1994] E24 N12 E4 N4 W4 N8 W24 S24\$ N35\$ S11 E24 S8 E4 S4 W4 S8 E7 S15 E11 FOP=[YR=1994] S6 E21 N6 W21\$ E32 N35\$.											