IN OR 2278/833

PEACOCK JAMES D L/E/
541826 LEM TURNER RD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0001-0120

BUILDING CHARACTERISTICS

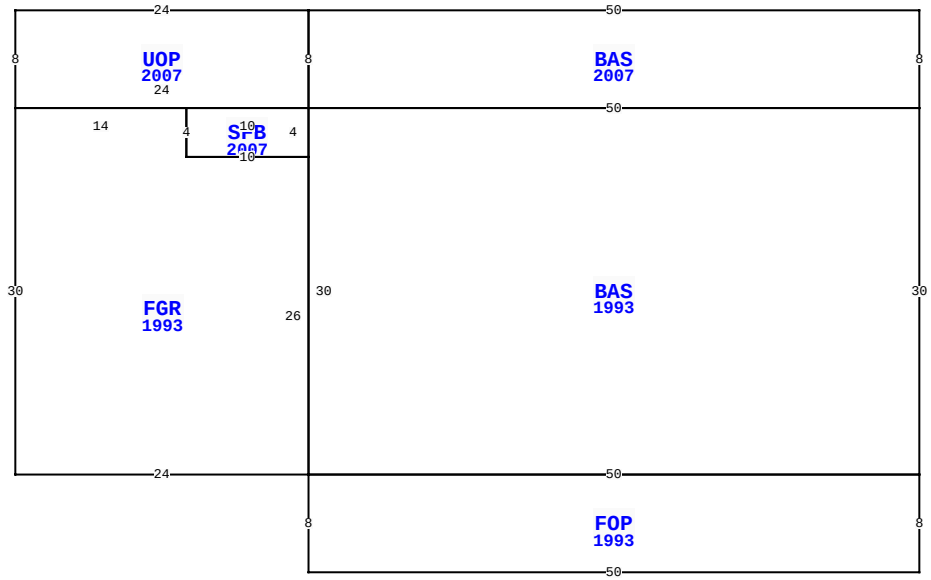
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	171,114
BAS	400	100	400	45,630
FGR	680	55	374	42,665
FOP	400	30	120	13,689
SFB	40	80	32	3,651
UOP	192	20	38	4,335
TOTALS	3,212		2,464	281,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	115.5168	144.40	355,802	1987	1995	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 0 Heated Area: 1932 HX Base Yr



541826 LEM TURNER RD, CALLAHAN

BLD DATE	09/28/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		281,084
TOTAL MARKET OB/XF VALUE		32,806
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		385,890
SOH/AGL Deduction		201,628
ASSESSED VALUE		184,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,262
TOTAL JUST VALUE		385,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19912	REPAIR/RRF	2,400	05/01/2007
B007292	SWIM POOL	17,000	07/01/2000
V990039	REMODEL	15,000	01/04/1999
8711	N/A	37,303	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2278/0833	5/28/2019	SW	U	I	11	100
GRANTOR: PEACOCK JAMES D						
GRANTEE: WILLIAMS PENNY E						
0472/0189	11/01/1985	WD	Q	V		32,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50 UOP=[YR=2007] W24 S8 FGR=[YR=1993] S30 E24 FOP=[YR=1993] S8 E50 N8 BAS=[YR=1993] N30 W50 S30 E50$ W50$ N26 SFB=[YR=2007] N4 W10 S4 E10 $ W10 N4 W14$ E24 N8$ S8 E50 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0845	KOOL DECK	0	100	0	0	396.00	SF	7.25	7.25	100	2000	2000	3	79	2,268	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2000	2000	3	25	9,563	
4	0812	CONCRETE C	0	100	0	0	1,620.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,856	
5	0803	ASPHALT C	0	100	0	0	4,203.00	SF	2.00	2.00	100	1990	1990	3	50	4,203	
6	0681	POLE SHED	0	100	14	20	280.00	SF	15.00	15.00	100	2002	2002	3	30	1,260	
7	0510	GARAGE WD-	0	100	32	62	1,984.00	SF	17.50	17.50	100	2002	2002	3	30	10,416	

LAND DESCRIPTION

TOTAL OB/XF 32,806

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	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS