IN OR 2607/1911

PEACOCK MARTIN FRANKLIN
541808 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

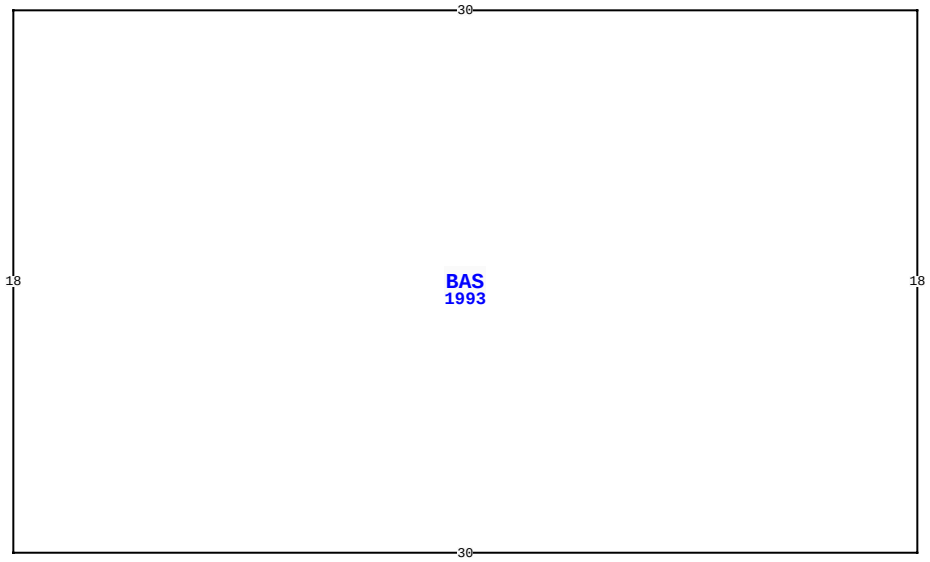
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	47,515
TOTALS	540		540	47,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	540	114.3450	108.63	58,660	1980	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2020 Heated Area: 540 HX Base Yr 2020



541808 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,515
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		86,015
SOH/AGL Deduction		24,845
ASSESSED VALUE		61,170
TOTAL EXEMPTION VALUE	HX HB	36,170
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		86,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1911	12/12/2022	QC	U	I	11	100
GRANTOR: PEACOCK JAMES DAVID &						
GRANTEE: PEACOCK MARTIN FRAN						
2278/0807	6/01/2019	WD	U	I	30	100
GRANTOR: PEACOCK JAMES						
GRANTEE: PEACOCK MARTIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S18 E30 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 06/04/2020 BY KBA Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/06/2024 BY SYS