PT OF NW1/4 OF NE1/4 OF
SEC 33-2N-25E IN OR 2433/838

KRUGER MARK
541872 LEM TURNER RD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0001-0180

BUILDING CHARACTERISTICS

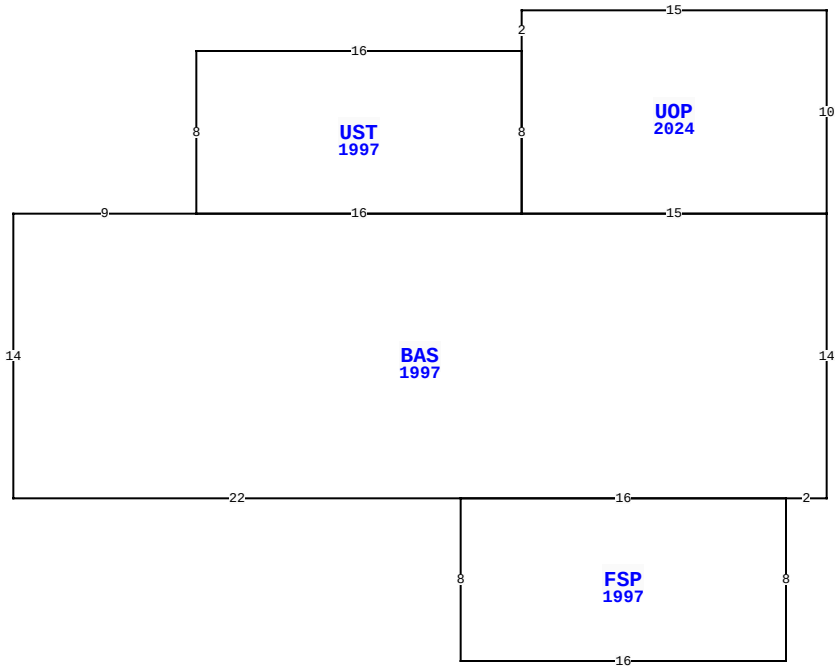
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	560	13,430
FSP	128	60	77	1,847
UOP	150	25	38	911
UST	128	55	70	1,679
TOTALS	966		745	17,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	745	114.2000	79.94	59,555	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 560 HX Base Yr



541872 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	17,866
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	52,866
SOH/AGL Deduction	0
ASSESSED VALUE	52,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,866
TOTAL JUST VALUE	52,866
NCON VALUE	911
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,779

1985 HARR R107664

CC-BUSTED UP NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971680	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0838	1/23/2021	QC	U	I	11	100
GRANTOR: JAMES GEORGE						
GRANTEE: KRUGER MARK						
2412/0770	4/02/2020	QC	U	I	11	10,000
GRANTOR: MCCORMICK CHLOE LEIGH						
GRANTEE: JAMES GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W15 W16 W9 S14 E22 E16 E2 N14 $
UST=[YR=1997;ORIG=-15,0] N8 W16 S8 E16 $
FSP=[YR=1997;ORIG=-18,14] S8 E16 N8 W16 $
UOP=[YR=2024;ORIG=-15,-10] E15 S10 W15 N8 N2 $
.

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS