



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

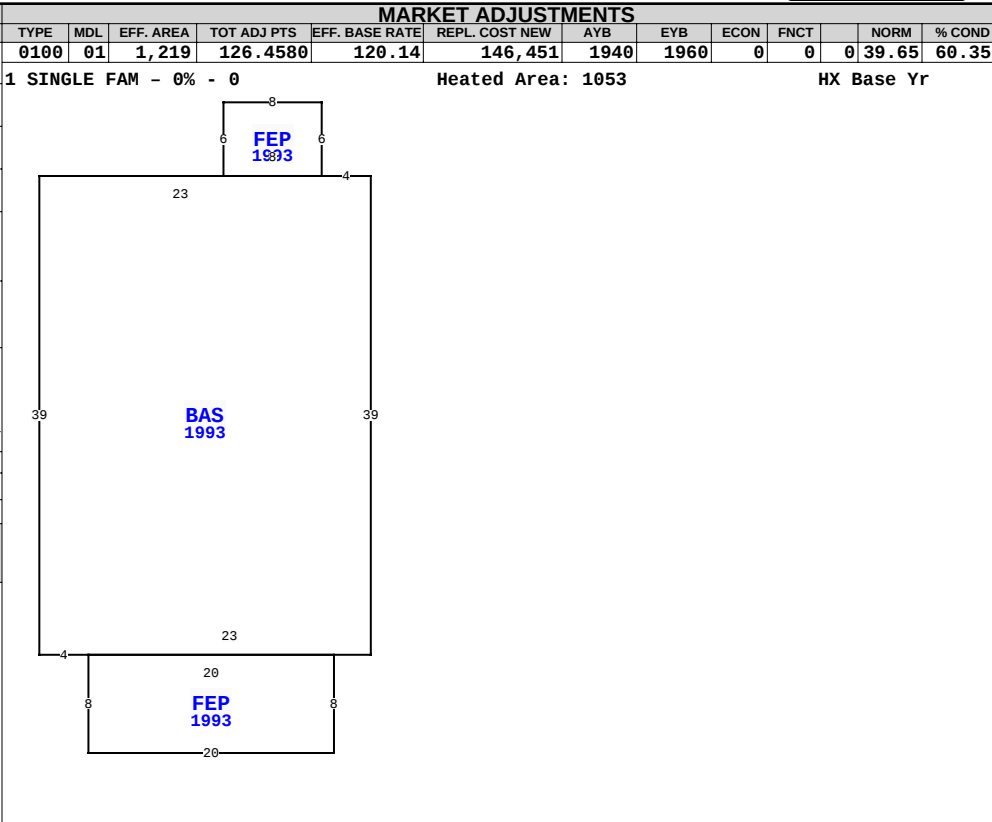
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	76,347
FEP	48	80	38	2,755
FEP	160	80	128	9,281

TOTALS	1,261		1,219	88,383
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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	0510	GARAGE WD-	0	0	12	28	336.00	SF	35.00	35.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0510	GARAGE WD-	0	0	14	48	672.00	SF	24.85	24.85	
4	0681	POLE SHED	0	0	47	47	2,209.00	SF	7.50	7.50	
5	0940	SHEDS/PORT	0	0	6	16	96.00	SF	30.00	30.00	
6	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	
7	1242	WD DECK A	0	0	9	7	63.00	SF	10.00	10.00	
8	2810	MH SPACE	0	0	0	0	3.00	SF	2,400.00	2,400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000200	C	MBL HM SUB	0	0004	OR	0.00	0.00	3.44	AC	



541692 LEM TURNER RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
17,688	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,000.00	0.75	18,000.00	13,500.00	46,440							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	140,245		
TOTAL MARKET OB/XF VALUE	17,688		
TOTAL LAND VALUE - MARKET	46,440		
TOTAL MARKET VALUE	204,373		
SOH/AGL Deduction	26,996		
ASSESSED VALUE	177,377		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	177,377		
TOTAL JUST VALUE	204,373		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	196,910		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006744	NEW CONSTR	0	03/01/2000
R970584	REPAIR/RRF	2,100	02/01/1997
8726	MH MOVE-ON	17,800	11/01/1991
8541	MH MOVE-ON	3,060	05/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0851/0795	10/07/1998	WD	U	I	11
SALE PRICE					
136,000					
GRANTOR: HARRELL DALE E					
GRANTEE: SCOTT JEANNE H					
0798/0169	6/30/1997	PR	U	I	01
100					
GRANTOR: HARRELL DALE P/R					
GRANTEE: HARRELL DALE E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 FEP=[YR=1993] N6 W8 S6 E8 \$ W23 S39 E4											
FEP=[YR=1993] S8 E20 N8 W20 \$ E23 N39\$.											

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

2024

33-2N-25-0000-0002-0000

[illegible]

**SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046**

2024

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 4			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0820	02	1,064	108.6000	76.02	80,885	1992	1992	0	0	0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		4 M/H 93- - 0% - 0													Heated Area: 1064					HX Base Yr										
Roof Cover		01	MINIMUM 100		14 76 14 76 BAS 2003													BUILDING MARKET VALUE					140,245										
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					17,688										
Interior Floo		14	CARPET 90															TOTAL LAND VALUE - MARKET					46,440										
Interior Floo		08	SHT VINYL 10															TOTAL MARKET VALUE					204,373										
Air Condition		02	WINDOW 100															SOH/AGL Deduction					26,996										
Heating Type		03	FORCED AIR 100		ASSESSED VALUE					177,377																							
Bedrooms			3 100		TOTAL EXEMPTION VALUE					0																							
Bathrooms			2 100		BASE TAXABLE VALUE					177,377																							
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					204,373																							
Stories			1. 1. 100		NCON VALUE					0																							
Units			0 100		INCOME VALUE																												
					PREVIOUS YEAR MKT VALUE					196,910																							
Quality		03	Quality Level 03																														
DOR CODE		0200	MOBILE HOME																														
MAP NUM			MKT AREA		08																												
NEIGHBORHOOD/LOC		8002.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,064	100	1,064	24,266																													
TOTALS					1,064		1,064	24,266																									
EXTRA FEATURES					541692 LEM TURNER RD, CALLAHAN										BLD DATE				LGL DATE														
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
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																
LAND DESCRIPTION																		TOTAL OB/XF										0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
REVIEW DATE	01/06/2023	BY	KWA	Total Acres:	3.44	Total Land Value:	46,440	Market:	0	Agricultural:	0	Common:	46,440	PRINTED 08/06/2024 BY SYS																			