

PT OF NW1/4 OF NE1/4 OF
IN OR 2172/1781
SEC 33-2N-25E

TREFRY MICHAEL JAMES
541859 LEM TURNER RD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0007-0030



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

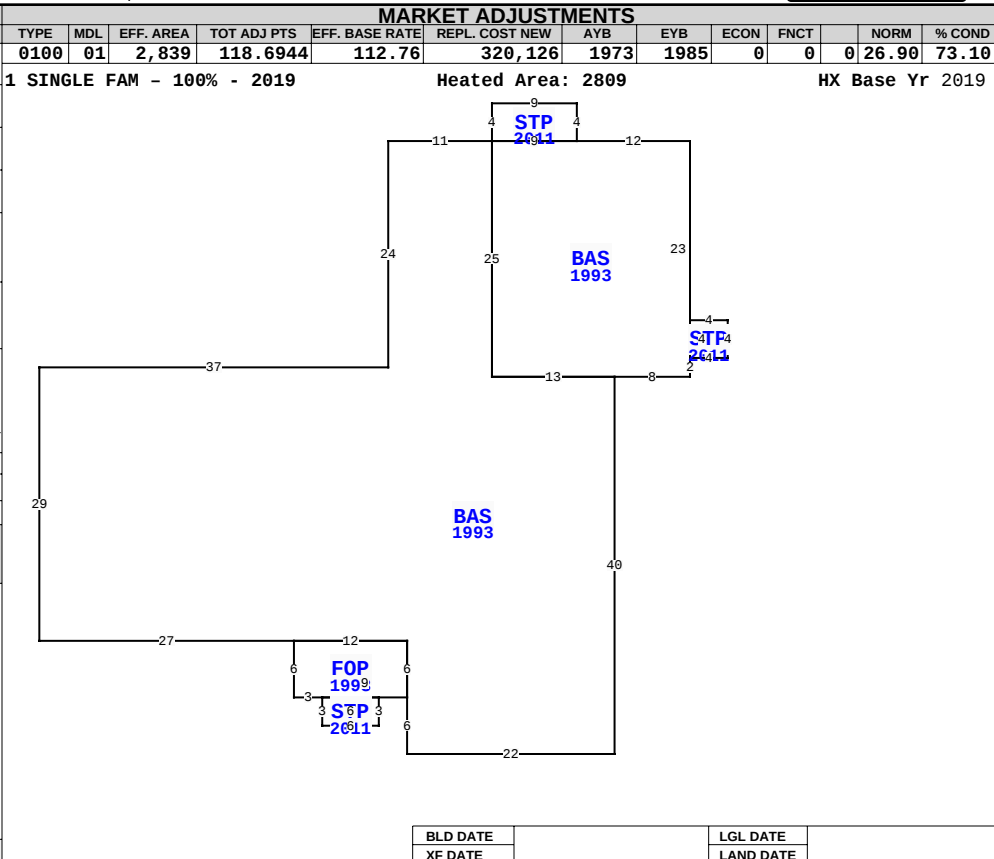
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	525	43,274
BAS	2,284	100	2,284	188,265
FOP	72	30	22	1,814
STP	16	10	2	165
STP	18	10	2	165
STP	36	10	4	330

TOTALS	2,951		2,839	234,012
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973
2	0845	KOOL DECK	0 100	0	0	1,001.00	SF	7.25	7.25	100	1980
3	0810	CONCRETE A	0 100	0	0	219.00	SF	6.50	6.50	100	1980
4	0351	CARPORT MT	0 100	20	28	560.00	SF	10.00	10.00	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	000100	C	SFR	100	0004	OR	0.00	0.00	2.00	AC	1.00



541859 LEM TURNER RD, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1973	1973	3	32	1,120		
1,001.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,359		
219.00	SF	6.50	6.50	100	1980	1980	3	32.5	463		
560.00	SF	10.00	10.00	100	2000	2000	3	20	1,120		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		234,012	
TOTAL MARKET OB/XF VALUE		5,062	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		309,074	
SOH/AGL Deduction		120,405	
ASSESSED VALUE		188,669	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		138,669	
TOTAL JUST VALUE		309,074	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R960562	REPAIR/RRF	4,300	02/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2172/1781	12/28/2017	WD	U	I	11
GRANTOR: HUTCHINSON JAMES H					
GRANTEE: HUTCHINSON JAMES H					
0124/0588	1/01/1972	TA	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BAS=[YR=1993;ORIG=-21,0] W11 S24 W37 S29 E27 E12 S6 S6 E22 N40 W13 N25 \$											
BAS=[YR=1993;ORIG=0,0] W12 W9 S25 E13 E8 N2 N23 \$											
FOP=[YR=1993;ORIG=-42,53] S6 E3 E9 N6 W12 \$											
STP=[YR=2011;ORIG=-12,0] N4 W9 S4 E9 \$											
STP=[YR=2011;ORIG=-39,59] S3 E6 N3 W6 \$											
STP=[YR=2011;ORIG=0,23] E4 N4 W4 S4 \$											