

PT OF NE1/4 OF SEC 33-2N-25E
IN OR 1687/1294 & OR 1917/44
(EX UTIL ESMT IN OR 1743/1168)

AGUILAR JOSE L
541801 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

33-2N-25-0000-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	11 BD/BTN AVG 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
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	1,392	100	1,392	105,189
FGR	432	55	238	17,985
FOP	294	30	88	6,650
FUS	728	100	728	55,013

TOTALS	2,846	2,446	184,837
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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	0810	CONCRETE A	0	0	76	3	228.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	50	2	100.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	51	18	918.00	SF	4.00	4.00	
4	0812	CONCRETE C	0	0	325	10	3,250.00	SF	3.40	3.40	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
6	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	
7	0472	VF 2 RAIL	0	0	0	0	160.00	LF	15.00	15.00	
8	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	
9	0510	GARAGE WD-	0	0	28	36	1,008.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	4.48	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,446	104.6640	99.43	243,206	1954	1975	0	0	24.00	76.00
1 SINGLE FAM - 0% - 0											
Heated Area: 2120											
HX Base Yr											

BLD DATE	12/17/2007	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
541801 LEM TURNER RD, CALLAHAN				

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE			219,456
TOTAL MARKET OB/XF VALUE			40,611
TOTAL LAND VALUE - MARKET			80,640
TOTAL MARKET VALUE			340,707
SOH/AGL Deduction			21,392
ASSESSED VALUE			319,315
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,315
TOTAL JUST VALUE			340,707
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,703

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1917/0044	5/14/2014	WD U	V 37
GRANTOR: HARTSFIELD JOHN DAVID			
GRANTEE: AGUILAR JOSE L			
1687/1294	5/26/2010	WD Q	I 02
GRANTOR: HARTSFIELD JOHN DAVID			
GRANTEE: AGUILAR JOSE L			

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 FGR=[YR=1993] W20 S24 E16 N12 E4 N12 \$ S12 W4 S12 FOP=[YR=1993] S7 E42 N7 W42 \$ E60 N24 \$ PTR= E15 FUS=[YR=1993] E28 S26 W28 N26\$ W15 \$.											

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