



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	2,049	197,875
FOP	42	30	13	1,255
FOP	406	30	122	11,782
UGR	588	45	265	25,591

TOTALS	3,085		2,449	236,504
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	
3	0680	POLE SHED	0	100	22	8	176.00	SF	10.00	10.00	
4	0681	POLE SHED	0	100	22	11	242.00	SF	15.00	15.00	
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.68	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,449	138.3074	131.39	321,774	1958	1990	0	0	26.50	73.50
1 SINGLE FAM - 100% - 2019											
Heated Area: 2049											
HX Base Yr 2019											

541729 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	01/09/2019	MF
	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1970	1970	3	20	800	
3	0680	POLE SHED	0	100	22	8	176.00	SF	10.00	10.00	100	1975	1975	3	20	352	
4	0681	POLE SHED	0	100	22	11	242.00	SF	15.00	15.00	100	1980	1980	3	20	726	
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	100	1980	1980	3	32.5	3,081	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	

TOTAL OB/XF											
6,619											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		258,974	
TOTAL MARKET OB/XF VALUE		6,619	
TOTAL LAND VALUE - MARKET		66,240	
TOTAL MARKET VALUE		331,833	
SOH/AGL Deduction		103,470	
ASSESSED VALUE		228,363	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		178,363	
TOTAL JUST VALUE		331,833	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013749	GARAGE	41,536	10/07/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2186/0392	3/23/2018	WD	Q	I	01
GRANTOR: LBS 541729 LEM TURNER					
GRANTEE: KOZDRAS NIKOLAS M					
1635/1107	8/03/2009	PR	U	V	19
GRANTOR: CONNER JANICE FAYE S					
GRANTEE: LBS 541729 LEM TURN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=2005] W21 FOP=[YR=2005] W22 N14 W20 S17 BAS=[YR=1993] W36 S27 E33 FOP=[YR=1993] S3 E7 N6 W7 S3 \$ N3 E7 S6 E24 N3 E10 N27 W38 \$ E42 N3 \$ S3 W4 S21 E25 N24 \$.											

[illegible]