LOT 1
ROSE WOOD SUB PB 3/65

VOLPITTA NICHOLAS
541754 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

33-2N-25-4040-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

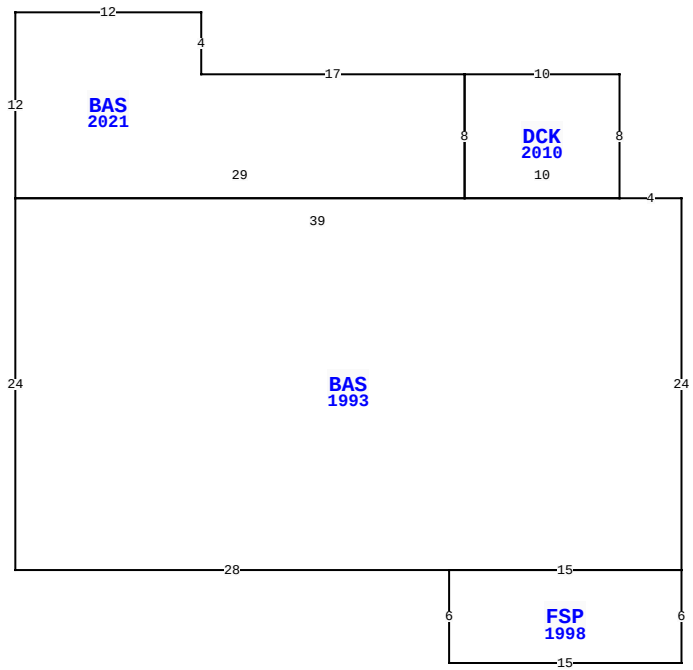
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,032	100	1,032	100,759
BAS	280	100	280	27,338
DCK	80	10	8	781
FSP	90	40	36	3,515
TOTALS	1,482		1,356	132,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	116.0640	110.26	149,513	1955	2000	0	0	0	11.45	88.55

1 SINGLE FAM – 100% - 2022 Heated Area: 1312 HX Base Yr 2022



541754 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,394
TOTAL MARKET OB/XF VALUE		2,349
TOTAL LAND VALUE - MARKET		25,988
TOTAL MARKET VALUE		160,731
SOH/AGL Deduction		2,463
ASSESSED VALUE		158,268
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,268
TOTAL JUST VALUE		160,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985138	SWIM POOL	7,558	07/01/1998
E94842	CHNGE SRVC	3,300	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0265	11/04/2021	WD	Q	I	02	165,000
GRANTOR: NEWTON ERICA & RAYMON						
GRANTEE: VOLPITTA NICHOLAS						
1729/1027	3/11/2011	WD	U	I	11	47,700
GRANTOR: FANNIE MAE A/K/A FEDE						
GRANTEE: LEE ERICA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4DCK=[YR=2010] N8 W10 BAS=[YR=2021] W17 N4 W12 S12 E29 N8$ S8 E10$ W39 S24 E28 FSP=[YR=1998] S6 E15 N6 W15$ E15 N24$.

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
1	0680	POLE SHED	0	100	30	18	540.00	SF	5.00	5.00	100	2018	2018	3	87	2,349	

LAND DESCRIPTION

TOTAL OB/XF 2,349

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	000100	C	SFR	100		OR	0.00	0.00	0.33	AC		1.00	1.00	2.25	35,000.00	78,750.00	25,988							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 25,988 Market: 0 Agricultural: 0 Common: 25,988 PRINTED 08/06/2024 BY SYS