

PT OF SW1/4 OF NW1/4 &
NW1/4 OF NW1/4
IN OR 811/1352

CRAIG SUE B LVG TRUST/MARSH SUE B TRUSTEE
PO BOX 56
CALLAHAN, FL 32011-0056

2024

34-2N-25-0000-0001-0010



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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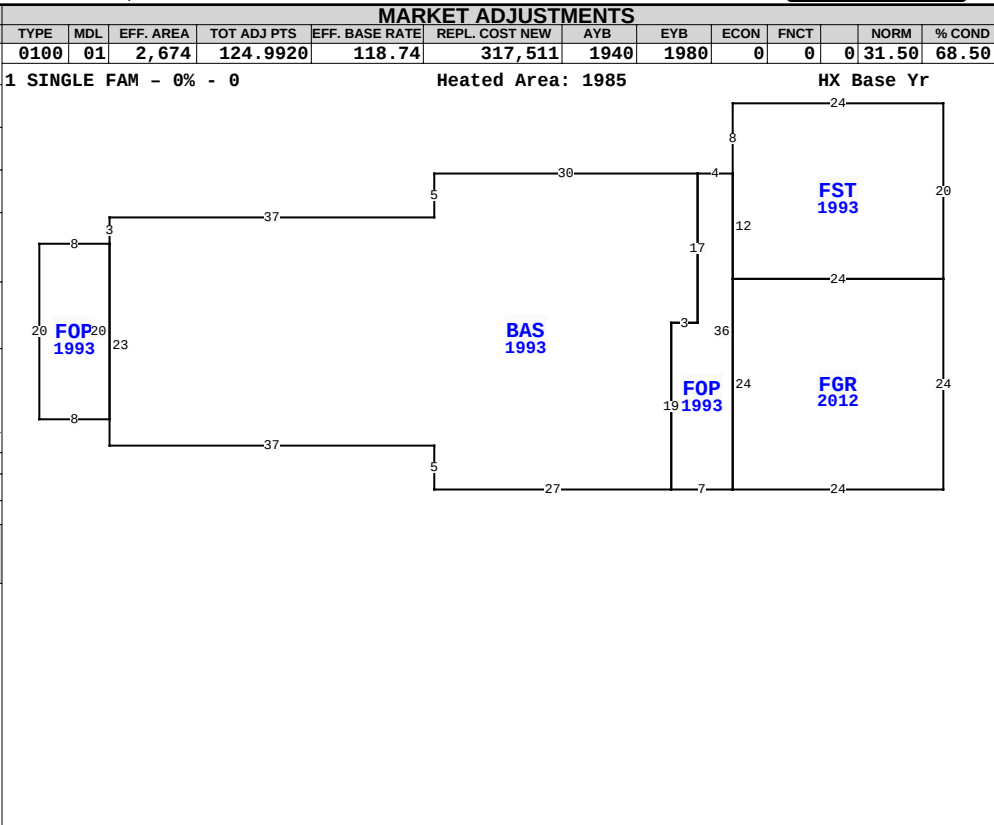
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1,985	161,454
FGR	576	55	317	25,784
FOP	160	30	48	3,905
FOP	201	30	60	4,880
FST	480	55	264	21,473

TOTALS	3,402		2,674	217,495
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	16	24	384.00	SF	6.50
2	0510	GARAGE WD-	0	0	23	36	828.00	SF	35.00
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50
5	0511	GARAGE CB-	0	0	13	9	117.00	SF	40.00
6	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
7	0680	POLE SHED	0	0	0	0	1,381.00	SF	10.00
8	0811	CONCRETE B	0	0	47	11	517.00	SF	5.20
9	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.97
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	34.97



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

541616 LEM TURNER RD, CALLAHAN

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

05/19/2023 MLU

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	0810	CONCRETE A	0	0	16	24	384.00	SF	6.50	6.50	100	1984	1984	3	44	1,098	
2	0510	GARAGE WD-	0	0	23	36	828.00	SF	35.00	35.00	100	1985	1985	3	20	5,796	
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	32.5	85	
4	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1980	1980	3	32.5	304	
5	0511	GARAGE CB-	0	0	13	9	117.00	SF	40.00	40.00	100	1975	1975	3	26	1,217	
6	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	2,520	
7	0680	POLE SHED	0	0	0	0	1,381.00	SF	10.00	10.00	100	1995	1995	3	23	3,176	
8	0811	CONCRETE B	0	0	47	11	517.00	SF	5.20	5.20	100	2000	2000	3	79	2,124	
9	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00	4.00	100	2000	2000	3	79	3,640	

TOTAL OB/XF										19,960									
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
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000		
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700		
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.97	AC		1.00	1.00	1.00	555.00	555.00	13,858		
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	34.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	279,760		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										217,495									
TOTAL LAND VALUE - MARKET										19,960									
TOTAL MARKET VALUE										314,760									
SOH/AGL Deduction										290,813									
ASSESSED VALUE										21,744									
TOTAL EXEMPTION VALUE										268,269									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										268,269									
NCON VALUE										552,215									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										543,364									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0811/1352		10/29/1997	WD	U	V	01	100		
GRANTOR: MARSH CRAIG & SUE									
GRANTEE: MARSH SUE B TRUSTEE									

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W24 S8 FOP=[YR=1993] W4 BAS=[YR=1993] W30 S5 W37 S3 FOP=[YR=1993] W8 S20 E8 N20\$ S23 E37 S5 E27 N19 E3 N17\$ S17 W3 S19 E7 N36\$ S12 FGR=[YR=2012] S24 E24 N24 W24\$ E24 N20\$.									