TRACTS 59 & 60
IN OR 346/115 &
CASE #2011-CP-000031

GAY BERLON E EST
540316 LEM TURNER RD
CALLAHAN, FL 32011

2024

37-1N-25-296A-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

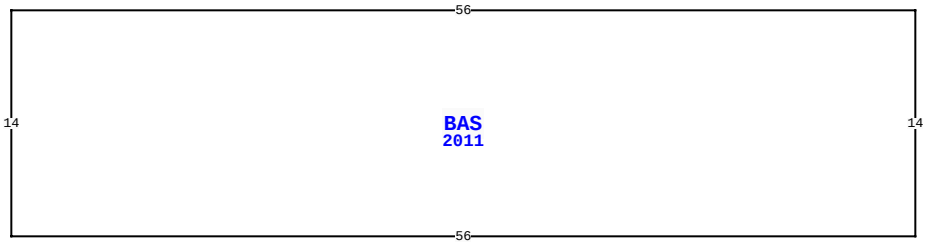
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	22,786
TOTALS	784		784	22,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	103.8000	72.66	56,965	1992	1997	0	0	0	60.00	40.00

2 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



540316 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,786
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		99,286
SOH/AGL Deduction		55,786
ASSESSED VALUE		43,500
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		13,500
TOTAL JUST VALUE		99,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,063

BLDG:2:2: TITLE# 62691916 / 1992 WEST / ASSESSED 2
BLDG:2:1: SW/MH/ID: GAFLM07A23799W2 RP# 125857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5340	CO ISSUED	0	05/19/2011
M16132	H/AC	0	04/01/2011
P14755	NEW CONSTR	0	04/01/2011
B24373	DEMOLITION	200	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0346/0115	9/29/1981	QC	U	I	01	100

GRANTOR: GAY MINNIE L
GRANTEE: GAY MINNIE L & BERL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S14 E56 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RM	200.00	430.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS