

TRACT 9
IN OR 2090/217
LEE STONER SHORES 2 UNR

WILLIAMS TERRENCE ANDREW & MARY
540244 LEM TURNER RD
CALLAHAN, FL 32011

2024

37-1N-25-296B-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2.5 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

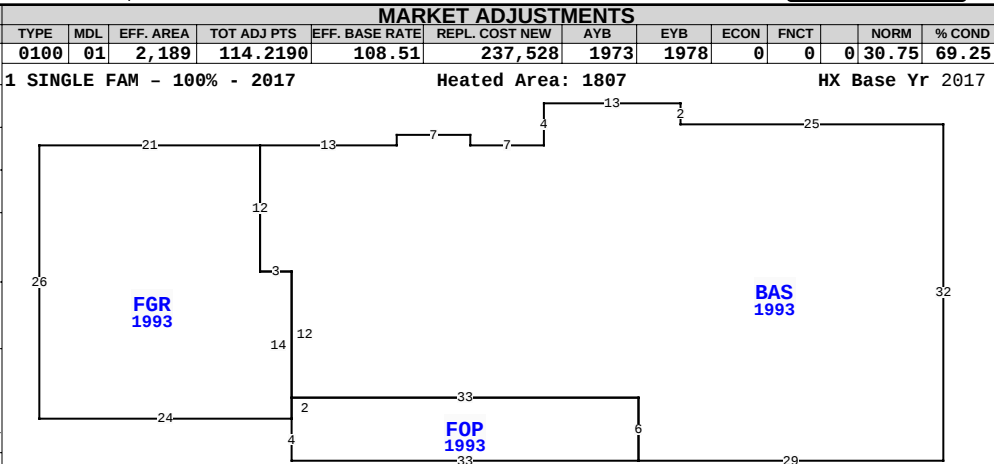
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1,807	135,784
FGR	588	55	323	24,271
FOP	198	30	59	4,433

TOTALS	2,593		2,189	164,488
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	24	24	576.00	SF	40.00	40.00	100	1980
2	0812	CONCRETE C	0 100	0	0	4,567.00	SF	3.20	3.20	100	1975
3	0351	CARPORT MT	0 100	18	15	315.00	SF	6.60	6.60	100	1995
4	0351	CARPORT MT	0 100	27	5	135.00	SF	6.60	6.60	100	1995
5	0351	CARPORT MT	0 100	24	20	480.00	SF	6.60	6.60	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	150.00	300.00	1.00	LT	1.00



540244 LEM TURNER RD, CALLAHAN
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

540244 LEM TURNER RD, CALLAHAN					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
576.00	SF	40.00	40.00	100	1980	1980	3	32.5	7,488		
4,567.00	SF	3.20	3.20	100	1975	1975	3	26	3,800		
315.00	SF	6.60	6.60	100	1995	1995	3	20	416		
135.00	SF	6.60	6.60	100	1995	1995	3	20	178		
480.00	SF	6.60	6.60	100	1999	1999	3	20	634		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,488	
TOTAL MARKET OB/XF VALUE		12,516	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		222,004	
SOH/AGL Deduction		91,982	
ASSESSED VALUE		130,022	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		80,022	
TOTAL JUST VALUE		222,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996400	NEW CONSTR	0	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2090/0217	12/16/2016	WD	Q	I	01	167,500	
GRANTOR: CLEVELAND ELOISE & VI							
GRANTEE: WILLIAMS TERRENCE A							
2086/0796	12/01/2016	PR	U	I	19	100	
GRANTOR: COLLINS ROY JERRELLE							
GRANTEE: CLEVELAND ELOISE &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W25 N2 W13 S4 W7 N1 W7 S1 W13 FGR=[YR=1993] W21 S26 E24 FOP=[YR=1993] S4 E33 N6 W33 S2 \$ N14 W3 N12 \$ S12 E3 S12 E33 S6 E29 N32 \$.							