TRACTS 13 & 14
IN OR 1394/558
LEE STONER SHORES 2 UNR

OSTEEN LAMAR E JR
540204 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296B-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
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 80
Interior Floo	08	SHT VINYL 20
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

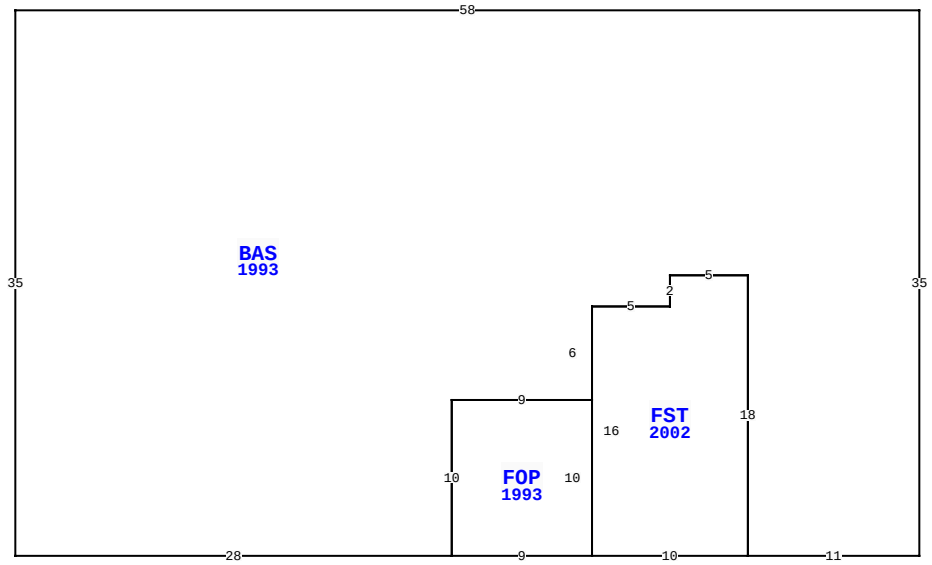
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	132,683
FOP	90	30	27	2,024
FST	170	55	94	7,047
TOTALS	2,030		1,891	141,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	111.1320	105.58	199,652	1977	1977	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1770 HX Base Yr 2007



540204 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		141,753
TOTAL MARKET OB/XF VALUE		1,868
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		206,621
SOH/AGL Deduction		122,837
ASSESSED VALUE		83,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,784
TOTAL JUST VALUE		206,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7750	REPAIR/RRF	1,600	01/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/0558	3/08/2006	WD	Q	I		110,000
GRANTOR: COOK MARY V & WALTER						
GRANTEE: O'STEEN LAMAR E JR						
1043/0726	3/13/2002	WD	U	I	05	92,500
GRANTOR: AMSOUTH BANK						
GRANTEE: COOK MARY V & WALTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W58 S35 E28 N10 E9 N6 E5 N2 E5 S18 E11 N35 $
FST=[YR=2002;ORIG=-21,35] E10 N18 W5 S2 W5 S16 $
FOP=[YR=1993;ORIG=-30,35] E9 N10 W9 S10 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	1982	1982	3	20	468	

LAND DESCRIPTION

TOTAL OB/XF 1,868

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	0004	RM	300.00	300.00	2.00	LT		1.00	1.00	0.70	45,000.00	31,500.00	63,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS