TRACTS 46 & 47
IN OR 486 PG 74
LEE STONER SHORES #3 UNR

BEEBE JOHN L & DAWN L
540157 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296C-0046-0000

BUILDING CHARACTERISTICS

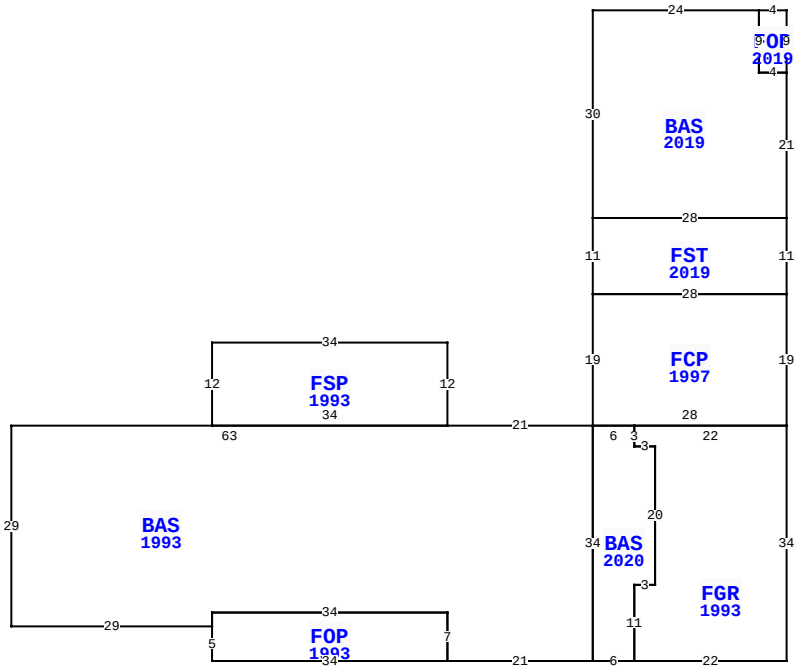
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,473	100	2,473	306,749
BAS	804	100	804	99,727
BAS	264	100	264	32,747
FCP	532	25	133	16,497
FGR	688	55	378	46,887
FOP	238	30	71	8,807
FOP	36	30	11	1,364
FSP	408	40	163	20,218
FST	308	55	169	20,963
TOTALS	5,751		4,466	553,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,466	111.4960	139.37	622,426	1974	2010	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2022 Heated Area: 3541 HX Base Yr



540157 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		553,959
TOTAL MARKET OB/XF VALUE		41,227
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		662,686
SOH/AGL Deduction		1,820
ASSESSED VALUE		660,866
TOTAL EXEMPTION VALUE	13	660,866
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		662,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004553	REPAIR/RRF	13,112	06/01/2018
E017890	REMODEL	200	03/01/2001
P014601	REMODEL	0	03/01/2001
B973857	SWIM POOL	15,400	04/01/1997
3196	N/A	9,000	02/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/1198	7/30/2021	WD	Q	I	01	600,000
GRANTOR: SWARTS NORMAN & HEATH						
GRANTEE: BEEBE JOHN L & DAWN						
2193/0269	4/25/2018	SW	U	I	12	222,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SWARTS NORMAN & HEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,60] W21 W63 S29 E29 N2 E34 S7 E21 N34 $
BAS=[YR=2019;ORIG=-4,0] W24 S30 E28 N21 W4 N9 $
FGR=[YR=1993;ORIG=-22,94] E22 N34 W22 S3 E3 S20 W3 S11 $
FCP=[YR=1997;ORIG=-28,41] S19 E28 N19 W28 $
FSP=[YR=1993;ORIG=-49,60] N12 W34 S12 E34 $
FST=[YR=2019;ORIG=-28,30] S11 E28 N11 W28 $
BAS=[YR=2020;ORIG=-28,94] E6 N11 E3 N20 W3 N3 W6 S34 $
FOP=[YR=1993;ORIG=-83,89] S5 E34 N7 W34 S2 $
FOP=[YR=2019;ORIG=0,0] W4 S9 E4 N9 $
.

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	0810	CONCRETE A	0	100	0	0	4,271.00	SF	6.50	6.50	100	1980	1980	3	32.5	9,022	
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	2010	2010	3	60	22,950	
3	0845	KOOL DECK	0	100	0	0	932.00	SF	7.25	7.25	100	1997	1997	3	73	4,933	
4	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2018	2018	3	87	3,758	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 41,227

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	150.00	320.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	100	0004	RM	165.00	350.00	1.00	LT		1.00	1.00	0.50	45,000.00	22,500.00	22,500							

REVIEW DATE 04/07/2021 BY KB Total Acres: 0.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 08/06/2024 BY SYS