

TRACT 50
IN OR 2327/1497
LEE STONER SHORES 3 UNR

TRUETT JAMES E & LILLIE M L/E/
540201 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-296C-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100
Stories	0 100	
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	1,602	100	1,602	121,282
BAS	255	100	255	19,305
FEP	36	80	29	2,196
FSP	84	40	34	2,574
FSP	135	40	54	4,088
TOTALS	2,112		1,974	149,444

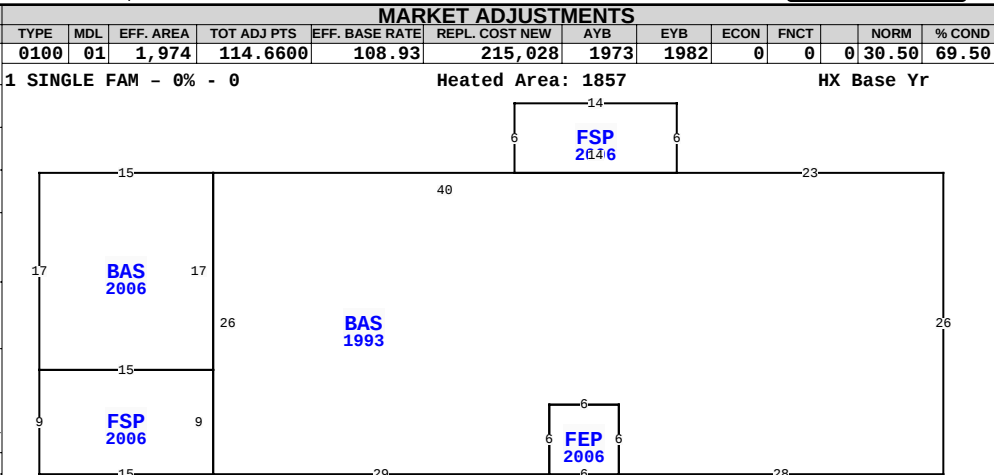
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	32	1,120	
2	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	100	1975	1975	3	26	254	
3	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50	100	2000	2000	3	79	739	
4	0940	SHEDS/PORT	0 100	16	12	192.00	SF	20.10	20.10	100	2000	2000	3	20	772	
5	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	15.00	100	2000	2000	3	28	2,520	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0004	CN	192.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA



540201 LEM TURNER RD, CALLAHAN	BLD DATE 09/11/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF																5,405
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TOTAL OB/XF																5,405
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Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				298,428	
TOTAL MARKET OB/XF VALUE				5,405	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				348,833	
SOH/AGL Deduction				106,921	
ASSESSED VALUE				241,912	
TOTAL EXEMPTION VALUE		WX HX HB		55,000	
BASE TAXABLE VALUE				186,912	
TOTAL JUST VALUE				348,833	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				335,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974348	CARPORT	5,100	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2327/1497	12/20/2019	QC	U	I	11	100	
GRANTOR: TRUETT JAMES E & LILL							
GRANTEE: TRUETT JAMES EDGAR							
0147/0310	1/01/1973	WD	Q	I		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W23 FSP=[YR=2006] N6 W14 S6 E14\$ W40
BAS=[YR=2006] W15 S17 FSP=[YR=2006] S9 E15 N9 W15\$ E15 N17 \$
S26 E29 FEP=[YR=2006] E6 N6 W6 S6\$ N6 E6 S6 E28 N26\$.

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