LOT 47
IN OR 2614/1455
NASSAU VILLAGE #1 UNR

RAYMOND JUNE C
540532 LEM TURNER RD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

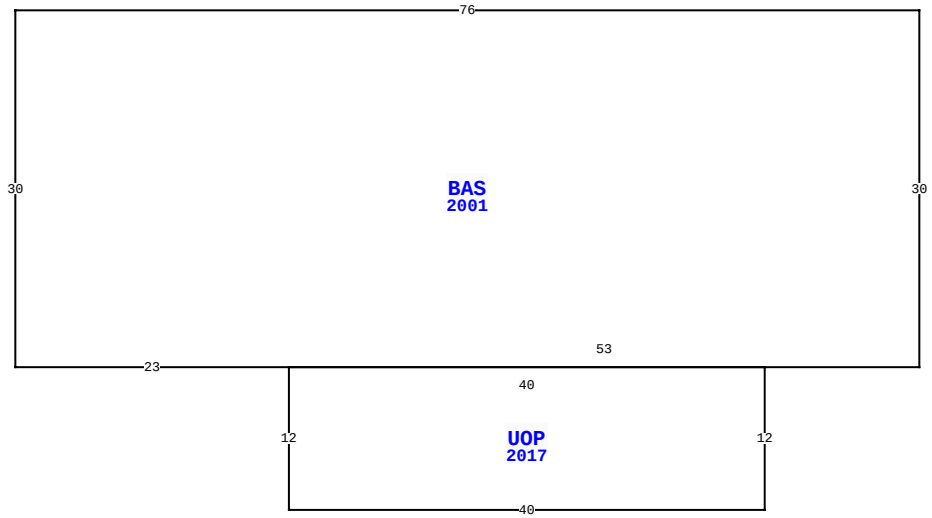
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	158,726
UOP	480	25	120	8,354
TOTALS	2,760		2,400	167,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,400	140.6400	105.48	253,152	2001	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



540532 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		167,080
TOTAL MARKET OB/XF VALUE		29,613
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		241,693
SOH/AGL Deduction		0
ASSESSED VALUE		241,693
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,693
TOTAL JUST VALUE		241,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633417	GARAGE	37,489	11/01/2016
MH00	MH MOVE-ON	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1455	12/30/2022	WD	Q	I	01	298,500
GRANTOR: PIERSON ROBERT E						
GRANTEE: RAYMOND JUNE C						
2432/1384	1/19/2021	WD	U	I	11	100
GRANTOR: LEAGUE BARBARA J LIVI						
GRANTEE: PIERSON ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S30 E23 UOP=[YR=2017] S12 E40 N12 W40$ E53 N30$.

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	0510	GARAGE WD-	0	100	12	32	384.00	SF	35.00	35.00	100	2003	2003	3	32	4,301	
2	0351	CARPORT MT	0	100	22	8	176.00	SF	10.00	10.00	100	2008	2008	3	35	616	
3	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2017	2017	3	84	24,696	

LAND DESCRIPTION

TOTAL OB/XF 29,613

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	000102	C	SFR/MH	100	0004	RM	130.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS