

LOT 1
IN OR 2059/1663
NASSAU VILLAGE 3 UNR

SMITH CLAUDE DAVID & MELISSA J
540558 LEM TURNER RD
CALLAHAN, FL 32011

2024

37-1N-25-299C-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,661	100
FOP	216	30
UOP	192	20
TOTALS	2,069	1,764

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	110.0000	104.50	184,338	1993	1993	0	0	0	14.50	85.50

1 SINGLE FAM - 100% - 2017

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

25 MOD METAL 100
03 GABLE/HIP 100
12 MODULAR MT 100
01 MINIMUM 100
03 CONC FINSH 100
01 NONE 100
01 NONE 100
01 TYP WD 100
14 100
1 100
00 0 100
00 . 100
0 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MKT AREA 08
8026.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS 960 100 960 11,938
UOP 256 30 77 958

TOTALS 1,216 1,037 12,895

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 06 1.037 71.0640 24.87 25,790 1993 1993 0 0 0 50.00 50.00

2 GARAGE RES - 100% - 2017 Heated Area: 960 HX Base Yr 2017

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 170,504

TOTAL MARKET OB/XF VALUE 7,501

TOTAL LAND VALUE - MARKET 45,000

TOTAL MARKET VALUE 223,095

SOH/AGL Deduction 80,090

ASSESSED VALUE 143,005

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 93,005

TOTAL JUST VALUE 223,095

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 216,311

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2059/1663 7/14/2016 WD Q Q I 01 196,000

GRANTOR: POPE RICKY LANE ET AL

GRANTEE: SMITH CLAUDE DAVID

2054/0942 6/22/2016 FJ U I I 11 0

GRANTOR: POPE JOSEPH F EST

GRANTEE: WADDELL-POPE FRANCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S40 E24 UOP=[YR=2003] E16 N16 W16 S16\$ N40\$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS