

LOT 7
IN OR 1594/598
FTWD 2001 DW/MH

LINDSEY DONALD & SUSAN
540644 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299C-0007-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
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
BAS	2,052	100	2,052
			SUBAREA MARKET VALUE
			86,578
TOTALS	2,052		2,052
			86,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2006							
					Heated Area: 2052			HX Base Yr 2006			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		86,578	
TOTAL MARKET OB/XF VALUE		15,519	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		147,097	
SOH/AGL Deduction		63,098	
ASSESSED VALUE		83,999	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		33,999	
TOTAL JUST VALUE		147,097	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003318	MH MOVE-ON	0	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1594/0598	11/21/2008	WD	U	I	01	100
GRANTOR: MOOYLE SUSAN A (LINDS)						
GRANTEE: LINDSEY DONALD & SU						
1344/0998	8/24/2005	WD	Q	I		102,000
GRANTOR: GREEN BUSH PROPERTIES						
GRANTEE: MOYLE SUSAN A						

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	100	2001	2001	3	85	2,975	
2	0510	GARAGE WD-	0	100	20	28		560.00	SF 35.00	100	2011	2011	3	64	12,544	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
540644 LEM TURNER RD, CALLAHAN			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W76 S27 E76 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										15,519				
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	000102	C	SFR/MH	100	0004	RM	186.00	338.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							