

LOT A
IN OR 1796/461
ESMT OR 1187/719

PHELAN CHRISTOPHER D
540838 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299D-000A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
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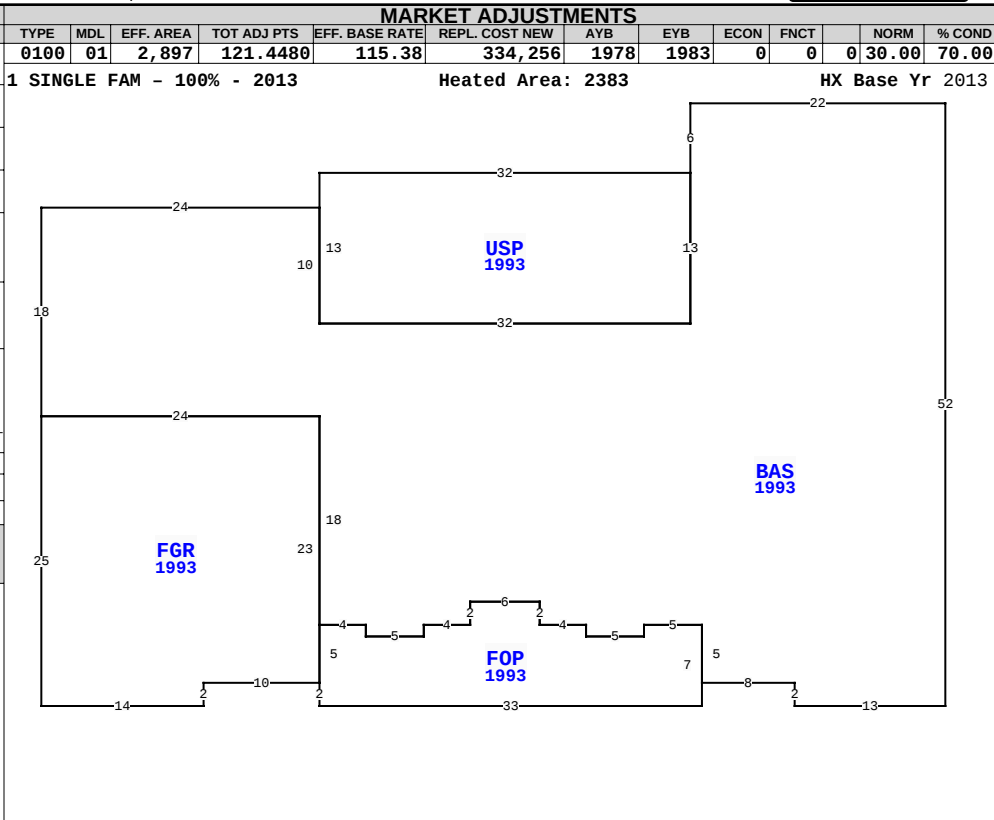
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100	2,383	192,466
FGR	580	55	319	25,764
FOP	233	30	70	5,654
USP	416	30	125	10,096

TOTALS	3,612	2,897	233,979
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	16	21	336.00	SF	35.00	35.00	
2	0812	CONCRETE C	0	100	0	0	1,223.00	SF	4.00	4.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0004	RM	140.00	335.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
540838 LEM TURNER RD, CALLAHAN					

TOTAL OB/XF											
6,825											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						233,979					
TOTAL MARKET OB/XF VALUE						6,825					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						285,804					
SOH/AGL Deduction						121,757					
ASSESSED VALUE						164,047					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						114,047					
TOTAL JUST VALUE						285,804					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						275,810					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1796/0461	5/30/2012	WD	Q	I	02	170,500			
GRANTOR:FRICKE HAROLD JEAN JR									
GRANTEE: PHELAN CHRISTOPHER									
1236/0192	6/07/2004	WD	Q	I		195,000			
GRANTOR:ANNO DANIEL E & ELIZA									
GRANTEE:FRICKE HAROL JR & L									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S6 USP=[YR=1993] W32 S13 E32 N13\$ S13 W32 N10 W24 S18 FGR=[YR=1993] S25 E14 N2 E10 FOP=[YR=1993] S2 E33 N7 W5 S1 W5 N1 W4 N2 W6 S2 W4 S1 W5 N1 W4 S5\$ N23 W24\$ E24 S18 E4 S1 E5 N1 E4 N2 E6 S2 E4 S1 E5 N1 E5 S5 E8 S2 E13 N52\$.											