TRACT 1
(EX OR 2250/1852)
NASSAU VILLAGE WEST PB 5/23

SHELFER JOE M JR
540527 LEM TURNER RD
CALLAHAN, FL 32011

2024

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

BUILDING CHARACTERISTICS

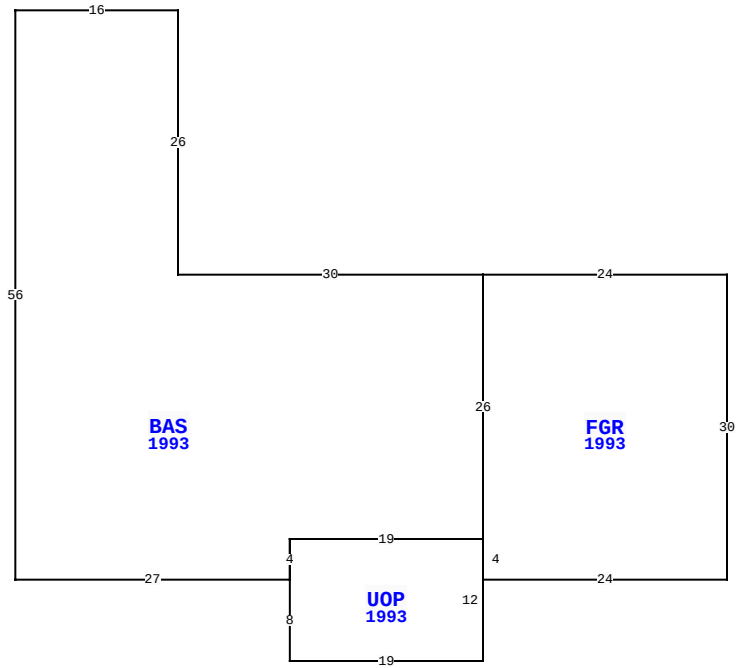
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,720	100	1,720	168,461
FGR	720	55	396	38,785
UOP	228	20	46	4,505
TOTALS	2,668		2,162	211,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	120.5400	150.68	325,770	1973	1973	0	0	0	35.00	65.00

1 SNGL FAM – 100% - 2020 Heated Area: 1720 HX Base Yr 2020



540527 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,750
TOTAL MARKET OB/XF VALUE		22,522
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		279,272
SOH/AGL Deduction		108,276
ASSESSED VALUE		170,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,996
TOTAL JUST VALUE		279,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0820	9/06/2019	WD	U	I	16	100
GRANTOR: GAMBRELL SHIRLEY S						
GRANTEE: SHELEFER JOE M JR						
2102/0107	3/23/2015	QC	U	I	11	100
GRANTOR: SHELFER JUDY						
GRANTEE: GAMBRELL SHIRLEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N26 W16 S56 E27 UOP=[YR=1993] S8 E19 N12 W19 S4 $ N4 E19 FGR=[YR=1993] S4 E24 N30 W24 S26 $ N26$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	1973	1973	3	20	624	
2	0812	CONCRETE C	0	100	0	0	141.00	SF	4.00	4.00	100	1973	1973	3	24	135	
3	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	1975	1975	3	20	8,925	
4	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	1975	1975	3	26	264	
5	0845	KOOL DECK	0	100	126	6	756.00	SF	7.25	7.25	100	1975	1975	3	26	1,425	
6	0825	BRICK	0	100	22	16	352.00	SF	12.50	12.50	100	1975	1975	3	66	2,904	
7	0845	KOOL DECK	0	100	29	15	435.00	SF	7.25	7.25	100	1975	1975	3	26	820	
8	0845	KOOL DECK	0	100	22	11	242.00	SF	7.25	7.25	100	1975	1975	3	26	456	
9	0803	ASPHALT C	0	100	0	0	2,984.00	SF	2.00	2.00	100	1975	1975	3	50	2,984	
10	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	

TOTAL OB/XF 18,697

LAND DESCRIPTION

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	000100	C	SFR	100	0004	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	32	1,120	
12	0510	GARAGE WD-	0	100	28	12	336.00	SF	35.00	35.00	100	1995	1995	3	23	2,705	

LAND DESCRIPTION

TOTAL OB/XF 3,825

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

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