

WADDELL RAYMOND K & MELINDA J
540711 LEM TURNER RD
CALLAHAN, FL 32011

37-1N-25-299F-0072-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3001

VINYL 100
FLAT 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Air Condition

1204

HARDWOOD 100
ROOF TOP 100

Heating Type
Bedrooms

0303

FORCED AIR 100
3 100

Bathrooms
Frame
Stories

11

1 100
N/A 100
1. 100

Units
BUD8 Adjustme

06

0 100
DIST 1D 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

TOTALS

784

784

25,637

EXTRA FEATURES

540711 LEM TURNER RD, CALLAHAN

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

080002784109.000081.7564,092199719970060.0040.00

1 M/H 94+ - 100% - 2023Heated Area: 784HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE25,637

TOTAL MARKET OB/XF VALUE3,042

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE73,679

SOH/AGL Deduction0

ASSESSED VALUE73,679

TOTAL EXEMPTION VALUEHX HB48,679

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE73,679

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE73,601

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2583/18148/11/2022WD Q I0178,000

GRANTOR:SMITH CLAUDE DAVID &

GRANTEE:WADDELL RAYMOND KEI

2019/109612/16/2015WD Q I0152,000

GRANTOR:LYDA RHONDA D

GRANTEE:SMITH CLAUDE DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S14 E56 N14\$.

LAND DESCRIPTION

TOTAL OB/XF3,042

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000001CV RS W/XFOB100RM150.00291.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE01/16/2024BYKBA

Total Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000

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