

TRACT 75
IN OR 2416/617
IN OR 240 PG 396

HORNE CRAIG L & LYDIA R
540769 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0075-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	20	FACE BRICK 100	0100	01	1,908	120.7360	114.70	218,848	1977	1982	0	0	0	28.55	71.45	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024													Heated Area: 1640 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 156,367									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 7,868									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 45,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 209,235									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0									
Bedrooms	3	100														ASSESSED VALUE 209,235									
Bathrooms	3	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 209,235									
Stories	1.	1. 100														TOTAL JUST VALUE 209,235									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 202,744																						
Quality			05	Quality Level 05																					
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	1,640	100	1,640	134,403																					
FGR	336	55	185	15,162																					
FOP	70	30	21	1,721																					
UOP	308	20	62	5,081																					
TOTALS			2,354	1,908	156,367																				
EXTRA FEATURES					540769 LEM TURNER RD, CALLAHAN																				
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	0812	CONCRETE C	0	0	0			4.00	100	1980	1980	3	32.5	1,655											
2	0476	VF 6 SBPL	0	0	0			32.00	100	2021	2021	3	98	5,331											
3	0470	VNYL GATE	0	0	0			300.00	100	2021	2021	3	98	882											
LAND DESCRIPTION																									
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	000100	C	SFR	0		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
REVIEW DATE 07/25/2022 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS																									