TRACT 87
NASSAU VILLAGE WEST PB 5/23

MO 2023 LEM TURNER ROAD TRUST/LINDSTEDT MICHAEL TR
76020 WILLIAM BURGESS BLVD STE
YULEE, FL 32097

2024

37-1N-25-299F-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

540783 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	45,000
SOH/AGL Deduction	0
ASSESSED VALUE	45,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,000
TOTAL JUST VALUE	45,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240002121	'24 CHAMPION 4/3	0	02/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2676/738	10/27/2023	WD	Q	V	01	65,000
GRANTOR: LOGAN CAROL						
GRANTEE: MO 2023 LEM TURNER						
2393/1667	9/16/2020	LE	U	V	11	100
GRANTOR: BAYER ADAM JAMES JR						
GRANTEE: LOGAN CAROL & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		RM	173.00	289.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS