TRACT 112
IN OR 259 PG 685
NASSAU VILLAGE WEST PB 5/23

PITTMAN WALLACE S & J B
540919 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

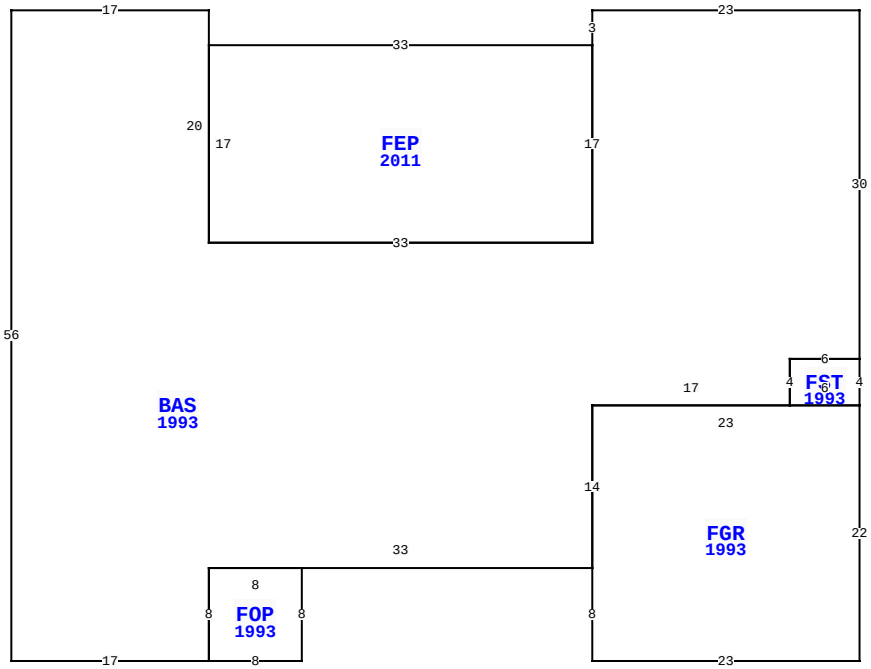
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,634	100	2,634	180,678
FEP	561	80	449	30,799
FGR	506	55	278	19,069
FOP	64	30	19	1,303
FST	24	55	13	892
TOTALS	3,789		3,393	232,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,393	100.2800	95.27	323,251	1978	1983	0	0	0	28.00	72.00

1 SINGLE FAM – 100% - 0 Heated Area: 2634 HX Base Yr



540919 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		232,741
TOTAL MARKET OB/XF VALUE		31,144
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		308,885
SOH/AGL Deduction		141,739
ASSESSED VALUE		167,146
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,146
TOTAL JUST VALUE		308,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702441	GARAGE	38,560	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0259/0685	3/01/1978	WD	U	V		4,000
GRANTOR:						
GRANTEE:						
0168/0545	1/01/1974	QC	Q	V		4,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S3 FEP=[YR=2011] W33 S17 E33 N17$ S17 W33 N20 W17 S56 E17 FOP=[YR=1993] E8 N8 W8S8$ N8E33 FGR=[YR=1993] S8 E23 N22 FST=[YR=1993] N4 W6 S4E6$ W23 S14 $ N14 E17 N4 E6 N30$.

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	0812	CONCRETE C	0	100	105	10	1,050.00	SF	4.00	4.00	100	1985	1985	3	47	1,974	
2	0812	CONCRETE C	0	100	0	0	1,583.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,768	
3	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2017	2017	3	84	25,402	

LAND DESCRIPTION

TOTAL OB/XF 31,144

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	0006	RM	215.00	240.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS