PT LOT 6 IN OR 2063/77
A E OGILIVIE ESTATE SUB
PBK 1/32

BRIDGE ROGER A L/E/
541177 LEM TURNER RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0010-0060

BUILDING CHARACTERISTICS

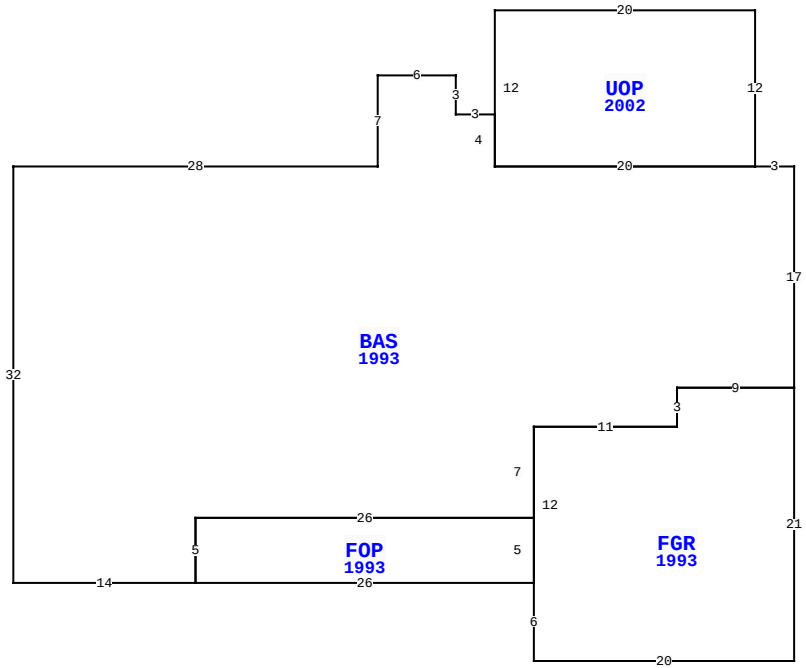
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,577	100	1,577	156,832
FGR	387	55	213	21,183
FOP	130	30	39	3,879
UOP	240	20	48	4,773
TOTALS	2,334		1,877	186,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	97.0200	121.28	227,643	1992	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 0 Heated Area: 1577 HX Base Yr



541177 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		186,667
TOTAL MARKET OB/XF VALUE		11,848
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		235,615
SOH/AGL Deduction		126,539
ASSESSED VALUE		109,076
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		54,076
TOTAL JUST VALUE		235,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007865	REPAIR/RRF	7,825	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/0077	7/29/2016	QC	U	I	11	33,400
GRANTOR: BRIDGE ROGER A & ROBI						
GRANTEE: BRIDGE ROGER A & RO						
0785/1264	2/25/1997	QC	U	I	06	36,000
GRANTOR: BRIDGE ROGER A & ROBI						
GRANTEE: BRIDGE ROBIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2002] N12 W20 S12 E20 $ W20 N4 W3 N3 W6 S7 W28 S32 E14 FOP=[YR=1993] E26 FGR=[YR=1993] S6 E20 N21 W9 S3 W11 S12 $ N5 W26 S5 $ N5 E26 N7 E11 N3 E9 N17 $.

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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1992	1992	3	64	1,722	
2	0812	CONCRETE C	0	100	0	0	3,385.00	SF	4.00	4.00	100	1993	1993	3	66	8,936	
3	0940	SHEDS/PORT	0	100	22	12	264.00	SF	19.50	19.50	100	2001	2001	3	20	1,030	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 11,848

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	100	0006	OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.06 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/06/2024 BY SYS