PT LOT 6 IN OR 2133/1935
A E OGILIVIE ESTATE SUB
PBK 1/32

TAYLOR ROBERT EDWARD
541123 LEM TURNER RD
CALLAHAN, FL 32011

**2024**

**46-2N-25-0000-0010-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

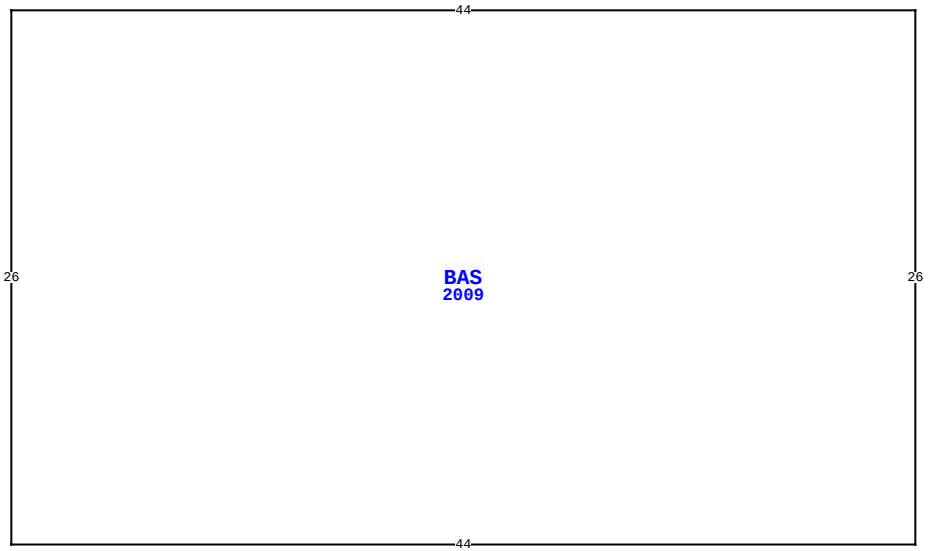
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 55,118 |
| TOTALS | 1,144 | | 1,144 | 55,118 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,144 | 128.4800 | 96.36 | 110,236 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1144 HX Base Yr 2019




541123 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 | | 116,836 |
| TOTAL MARKET OB/XF VALUE | | 8,935 |
| TOTAL LAND VALUE - MARKET | | 54,900 |
| TOTAL MARKET VALUE | | 180,671 |
| SOH/AGL Deduction | | 42,351 |
| ASSESSED VALUE | | 138,320 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,320 |
| TOTAL JUST VALUE | | 180,671 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,003 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530992 | GARAGE | 49,137 | 08/01/2015 |
| E10454 | NEW CONSTR | 0 | 11/20/2002 |
| M6541 | H/AC | 0 | 11/20/2002 |
| MH3983 | MH MOVE-ON | 0 | 11/08/2002 |
| P6178 | NEW CONSTR | 0 | 11/08/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/1935 | 7/07/2017 | QC | U | I | 11 | 100 |
| GRANTOR: TAYLOR MARY E | | | | | | |
| GRANTEE: TAYLOR ROBERT EDWAR | | | | | | |
| 1925/1416 | 6/20/2014 | WD | U | I | 12 | 33,500 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: TAYLOR MARY E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W44 S26 E44 N26$.

## 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 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 80.00 | SF | 40.00 | 40.00 | 100 | 2007 | 2007 | 3 | 48 | 1,536 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 64.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 65 | 416 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 120.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 65 | 780 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 994.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 6,203 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,935

| 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 | 000102 | C | SFR/MH | 100 | 0004 | OR | 0.00 | 0.00 | 3.05 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 54,900 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.05 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/06/2024 BY SYS

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**2024**

**46-2N-25-0000-0010-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

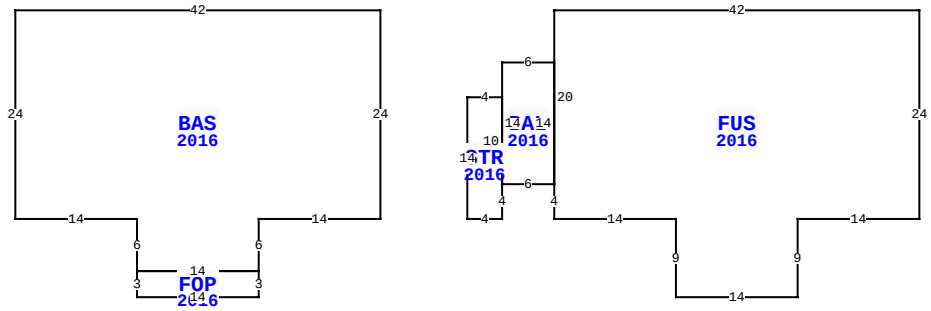
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 09 | PINE WOOD 50 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 |
|---|---|---|---|---|
| BAL | 84 | 15 | 13 | 355 |
| BAS | 1,092 | 100 | 1,092 | 29,847 |
| FOP | 42 | 30 | 13 | 355 |
| FUS | 1,134 | 100 | 1,134 | 30,995 |
| STR | 56 | 10 | 6 | 164 |
| TOTALS | 2,408 | | 2,258 | 61,718 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,258 | 83.9615 | 29.39 | 66,363 | 2016 | 2016 | 0 | 0 | 0 | 7.00 | 93.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 2226 HX Base Yr 2019




541123 LEM TURNER RD, CALLAHAN

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

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| ASSESSED VALUE | | 138,320 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 88,320 |
| TOTAL JUST VALUE | | 180,671 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,003 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: TAYLOR MARY E | | | | | | |
| GRANTEE: TAYLOR ROBERT EDWAR | | | | | | |
| 1925/1416 | 6/20/2014 | WD | U | I | 12 | 33,500 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: TAYLOR MARY E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W42 S24 E14 S6 FOP=[YR=2016] S3 E14 N3 W14$ E14 N6 E14 N24$ PTR=E20 FUS=[YR=2016] E42 S24 W14 S9 W14 N9 W14 N4 BAL=[YR=2016] W6 STR=[YR=2016] S4 W4 N14 E4 S10$ N14 E6S14$ N20 $ W20$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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