PT OR 1466/11

DAIGLE EDWARD L & BONNIE F
541397 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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	142,162
TOTAL MARKET VALUE	142,162
SOH/AGL Deduction	43,397
ASSESSED VALUE	98,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,765
TOTAL JUST VALUE	142,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/0011	12/18/2006	QC	U	I	01	100
GRANTOR: DAIGLE EWARD L & BONN						
GRANTEE: DAIGLE EDWARD L & B						
0727/0556	4/07/1995	WD	Q	V		53,600
GRANTOR: BRANDIES DORIS H						
GRANTEE: DAIGLE EDWARD & BON						

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		OR	0.00	0.00	11.15	AC		1.00	1.00	0.85	15,000.00	12,750.00	142,162							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 11.15 Total Land Value: 142,162 Market: 0 Agricultural: 0 Common: 142,162 PRINTED 08/06/2024 BY SYS