LOT 57 (EX E 1.9 ACRES)
IN OR 2572/1458
EAST CALLAHAN SUB PB 1/35

THIGPEN LINDA/GRISSINGER AMY S
542106 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0057-0010

BUILDING CHARACTERISTICS

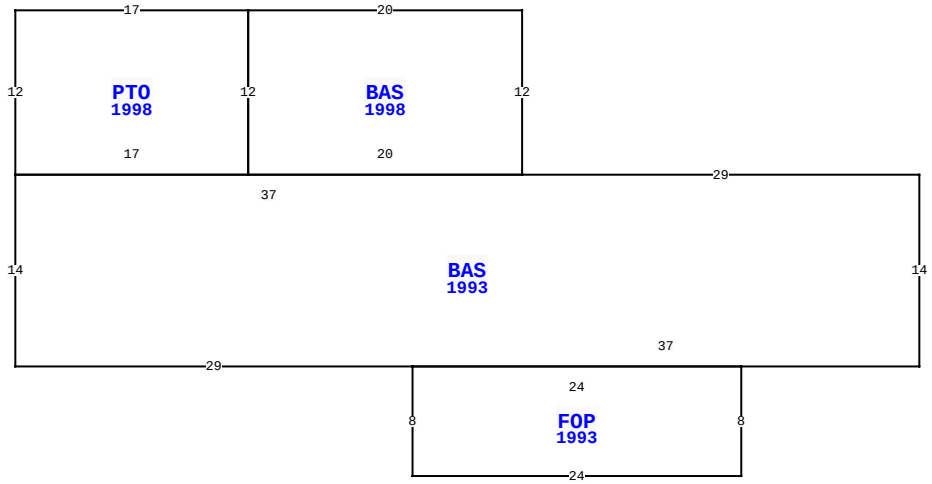
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	22,597
BAS	240	100	1998	240	5,870
FOP	192	30	1993	58	1,418
PTO	204	5	1998	10	245
TOTALS	1,560			1,232	30,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,232	101.9000	81.52	100,433	1989	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1164 HX Base Yr



542106 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	1980	1980	3	100	1,400	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0350	CARPORT WD	0	0	11	19	209.00	SF	8.58	8.58	100	1993	1993	3	20	359	
4	0851	PATIO STON	0	0	0	0	64.00	SF	0.75	0.75	100	2000	2000	3	77	37	
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	29	1,450	
6	0810	CONCRETE A	0	0	22	12	264.00	SF	6.50	6.50	100	2004	2004	3	83	1,424	
7	0510	GARAGE WD-	0	0	24	12	288.00	SF	28.00	28.00	100	1995	1995	3	20	1,613	
8	0681	POLE SHED	0	0	12	11	132.00	SF	15.00	15.00	100	2000	2000	3	27	535	
9	0681	POLE SHED	0	0	24	22	528.00	SF	15.00	15.00	100	2000	2000	3	27	2,138	
10	1242	WD DECK A	0	0	0	0	158.00	SF	10.00	10.00	100	2006	2006	3	24	379	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	237,875
TOTAL MARKET OB/XF VALUE	22,294
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	350,169
SOH/AGL Deduction	17,420
ASSESSED VALUE	332,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,749
TOTAL JUST VALUE	350,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11856	REPAIR/RRF	1,800	04/01/2009
B12264	CARPORT	0	02/01/2004
B973900	NEW CONSTR	65,872	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1458	6/14/2022	WD	U	I	11	100
GRANTOR: THIGPEN LINDA						
GRANTEE: THIGPEN LINDA & AMY						
2188/1378	2/12/2018	QC	U	I	11	100
GRANTOR: THIGPEN MILTON						
GRANTEE: THIGPEN LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 BAS=[YR=1998] N12 W20 PTO=[YR=1998] W17 S12 E17 N12$ S12 E20$ W37 S14 E29 FOP=[YR=1993] S8 E24 N8 W24$ E37 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,135

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	RES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 07/09/2020 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

LOT 57 (EX E 1.9 ACRES)
IN OR 2572/1458
EAST CALLAHAN SUB PB 1/35

THIGPEN LINDA/GRISSINGER AMY S
542106 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0057-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

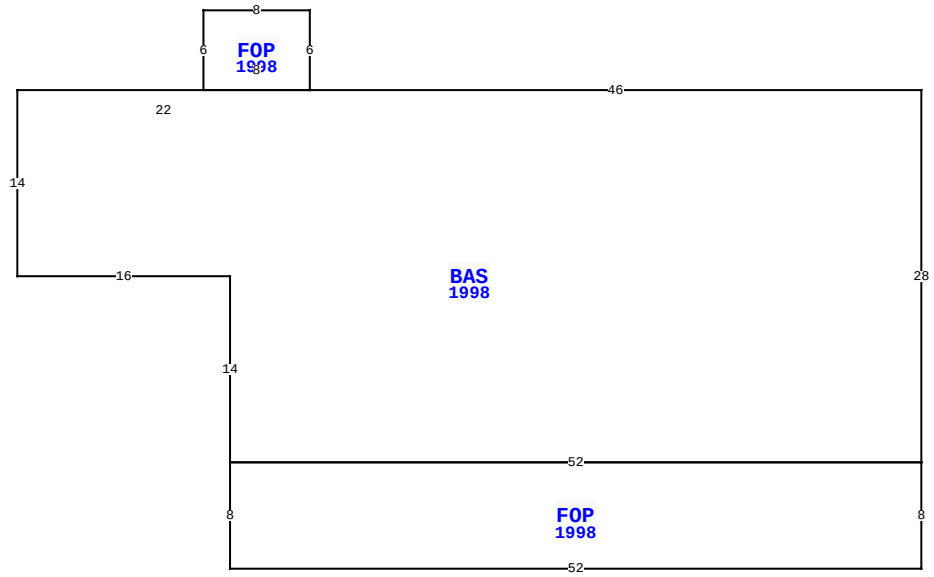
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1998	1,680	186,071
FOP	48	30	1998	14	1,551
FOP	416	30	1998	125	13,845
TOTALS	2,144			1,819	201,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,819	123.7500	123.75	225,101	1998	2003	0	0	0	10.50	89.50

2 SINGLE FAM – 0% - 2023 Heated Area: 1680 HX Base Yr



542106 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	237,875
TOTAL MARKET OB/XF VALUE	22,294
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	350,169
SOH/AGL Deduction	17,420
ASSESSED VALUE	332,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,749
TOTAL JUST VALUE	350,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1458	6/14/2022	WD	U	I	11	100
GRANTOR: THIGPEN LINDA						
GRANTEE: THIGPEN LINDA & AMY						
2188/1378	2/12/2018	QC	U	I	11	100
GRANTOR: THIGPEN MILTON						
GRANTEE: THIGPEN LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W46 FOP=[YR=1998] N6 W8 S6 E8$ W22 S14 E16 S14
FOP=[YR=1998] S8 E52 N8 W52$ E52 N28$.

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
11	0201	BARN WD 10	0	0	52	26	1,352.00	SF	14.45	14.45	100	2009	2009	3	52	10,159	

LAND DESCRIPTION

TOTAL OB/XF 10,159

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

REVIEW DATE 07/09/2020 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

LOT 57 (EX E 1.9 ACRES)
IN OR 2572/1458
EAST CALLAHAN SUB PB 1/35

THIGPEN LINDA/GRISSINGER AMY S
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CALLAHAN, FL 32011

2025

28-2N-25-3060-0057-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

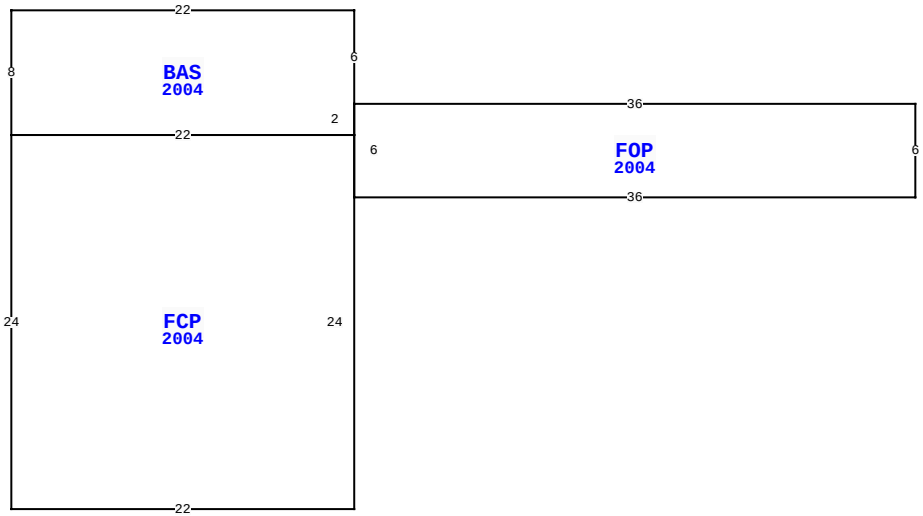
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100	2004	176	2,963
FCP	528	25	2004	132	2,223
FOP	216	30	2004	65	1,094
TOTALS	920			373	6,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	373	65.0000	24.05	8,971	2004	2004	0	0	0	30.00	70.00

3 GARAGE RES – 0% - 2023 Heated Area: 176 HX Base Yr



542106 LEM TURNER RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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TOTAL JUST VALUE	350,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: THIGPEN LINDA						
GRANTEE: THIGPEN LINDA & AMY						
2188/1378	2/12/2018	QC	U	I	11	100
GRANTOR: THIGPEN MILTON						
GRANTEE: THIGPEN LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W36 BAS=[YR=2004] N6 W22 S8 FCP=[YR=2004] S24 E22 N24 W22 $ E22 N2 $ S6 E36 N6 $.

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

REVIEW DATE 07/09/2020 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS