PT OF LOTS 57 & 56 (S-3)
IN OR 1777/1233
EAST CALLAHAN SUB PB 1/35

CHAPPELL CYNTHIA A
542020 LEM TURNER RD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0057-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

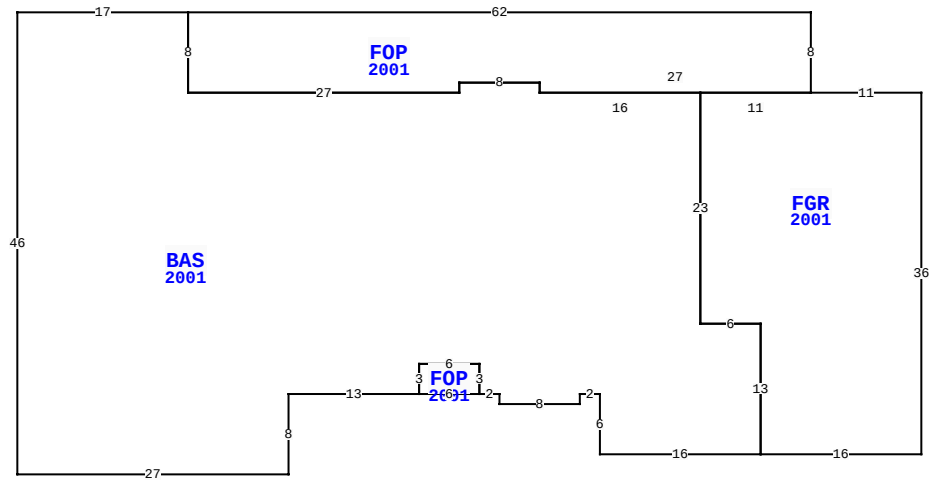
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,528	100	2001	2,528	264,453
FGR	714	55	2001	393	41,112
FOP	18	30	2001	5	523
FOP	488	30	2001	146	15,273
TOTALS	3,748			3,072	321,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	97.5384	128.75	395,520	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 2528 HX Base Yr



542028 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,360
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		53,550
TOTAL MARKET VALUE		376,530
SOH/AGL Deduction		208,674
ASSESSED VALUE		167,856
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,134
TOTAL JUST VALUE		376,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,431

2/14/12 SPLIT OUT OF 28-2N-25-3060-0055 0020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1777/1233	2/07/2012	QC	U	I	11	100

GRANTOR: CHAPPELL CYNTHIA

GRANTEE: CHAPPELL CYNTHIA A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W11 FOP=[YR=2001] N8 W62 BAS=[YR=2001] W17 S46 E27 N8 E13 FOP=[YR=2001] E6 N3 W6 S3 $ N3 E6 S3 E2 S1 E8 N1 E2 S6 E16 N13 W6 N23 W16 N1 W8 S1 W27 N8 $ S8 E27 N1 E8 S1 E27 $ W11 S23 E6 S13 E16 N36 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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	100	0004	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,550							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.19 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 07/30/2025 BY SYS