PT OF LOT 5
IN OR 2578/613
R568092 & R568093

THORNTON ERNEST P JR L/E/
542117 LEM TURNER RD
CALLAHAN, FL 32011

**2025**

**28-2N-25-3080-0005-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

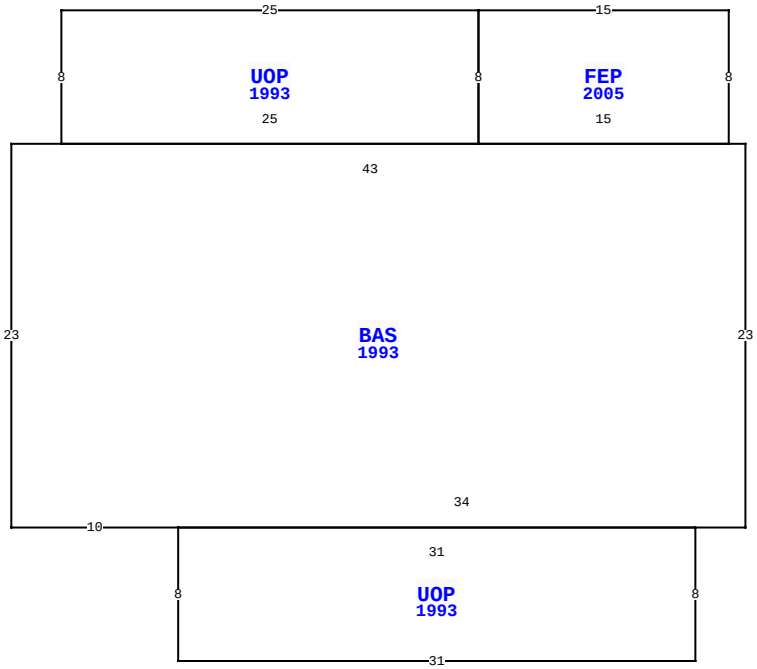
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 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 | 1,012 | 100 | 1993 | 1,012 | 22,143 |
| FEP | 120 | 85 | 2005 | 102 | 2,232 |
| UOP | 200 | 25 | 1993 | 50 | 1,094 |
| UOP | 248 | 25 | 1993 | 62 | 1,357 |
| TOTALS | 1,580 | | | 1,226 | 26,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,226 | 109.4000 | 87.52 | 107,300 | 1974 | 1988 | 0 | 0 | 5 | 70.00 | 25.00 |

1 M/H 93- – 0% - 0 Heated Area: 1114 HX Base Yr




542117 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 | 26,825 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 22,050 |
| TOTAL MARKET VALUE | 48,875 |
| SOH/AGL Deduction | 4,191 |
| ASSESSED VALUE | 44,684 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 44,684 |
| TOTAL JUST VALUE | 48,875 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 40,622 |

AP% FOR DEFERRED MAINTENANCE: 10/23KW

MISC CC + STRGS = NV: 10/23KW

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3958 | H/AC | 3,000 | 09/27/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2578/0613 | 6/20/2022 | LE | U | I | 11 | 100 |
| GRANTOR: THORNTON ERNEST P JR | | | | | | |
| GRANTEE: KINCHEN SKYLER A & | | | | | | |
| 2572/0750 | 6/20/2022 | LE | U | I | 11 | 100 |
| GRANTOR: THORNTON ERNEST P JR | | | | | | |
| GRANTEE: KINCHEN SKYLER A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2005] N8 W15 UOP=[YR=1993] W25 S8 E25 N8$ S8 E15$ W43 S23 E10 UOP=[YR=1993] S8 E31 N8 W31$ E34 N23$.

## 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 0.49 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 22,050 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.49 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 07/30/2025 BY SYS