

KIRK WILLIAM A
PO BOX 592
CALLAHAN, FL 32011-0592

2025

[illegible]

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28-2N-25-3080-0005-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0820	02	1,488	62.7000	50.16	74,638	1975	1975	0	0	20	70.00	20.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 0													Heated Area: 1488		HX Base Yr									
Roof Cover		01	MINIMUM 100		246224 BAS 2018													BUILDING MARKET VALUE		149,526									
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		3,192									
Interior Floo		08	SHT VINYL 50															TOTAL LAND VALUE - MARKET		70,000									
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE		222,718									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		108,716									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		114,002									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		50,722							
Bathrooms			2 100															BASE TAXABLE VALUE		63,280									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		222,718									
Stories			1.															NCON VALUE		0									
Units		1.	1. 100		INCOME VALUE																								
			0 100		PREVIOUS YEAR MKT VALUE		215,066																						
Quality		01	Quality Level 01																										
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	1,488	100	2018	1,488	14,928																								
TOTALS						1,488			1,488	14,928																			
EXTRA FEATURES						542165 LEM TURNER RD, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU					
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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