PT OF LOT 5
OR 410/86
BRANDIES & PICKETT SUB PB 1/4

NANTZ JAMES V & KIMBERLY L
542127 LEM TURNER ROAD, LAND
CALLAHAN, FL 32011

2025

28-2N-25-3080-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

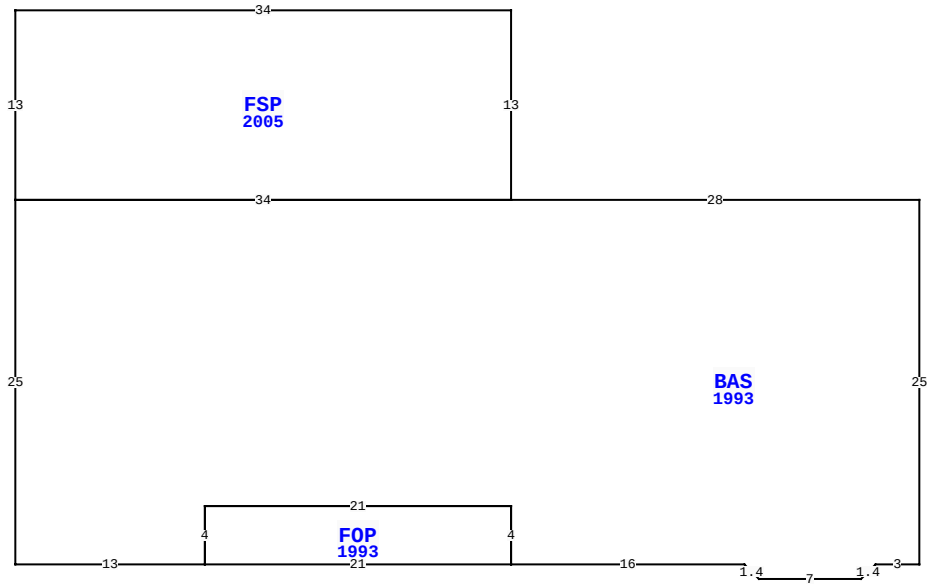
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100	1993	1,474	166,191
FOP	84	30	1993	25	2,819
FSP	442	40	2005	177	19,957
TOTALS	2,000			1,676	188,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	99.9000	131.87	221,014	1989	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 0 Heated Area: 1474 HX Base Yr



542127 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		188,967
TOTAL MARKET OB/XF VALUE		11,260
TOTAL LAND VALUE - MARKET		22,050
TOTAL MARKET VALUE		222,277
SOH/AGL Deduction		106,612
ASSESSED VALUE		115,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,943
TOTAL JUST VALUE		222,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5875	NEW CONSTR	52,811	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0410/0086	1/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						
0156/0094	1/01/1973	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FSP=[YR=2005] N13 W34 S13 E34 $ W34 S25 E13 FOP=[YR=1993] E21 N4 W21 S4 $ N4 E21 S4 E16 D1 R1 E7 R1 U1 E3 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,590.00	SF	4.00	4.00	100	1992	1992	3	62	3,943	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	21	1,210	
4	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	36	576	
5	0811	CONCRETE B	0	100	0	0	549.00	SF	5.20	5.20	100	2004	2004	3	83	2,369	
6	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2006	2006	3	24	922	

LAND DESCRIPTION

TOTAL OB/XF 11,260

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	100.00	200.00	0.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.49 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 07/30/2025 BY SYS