PT LOTS 7 & 8
IN OR 2001/1992
BRANDIES & PICKETTS SUB PB 1/4

OUTDOOR LIFE HOLDINGS LLC
542201 LEM TURNER RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

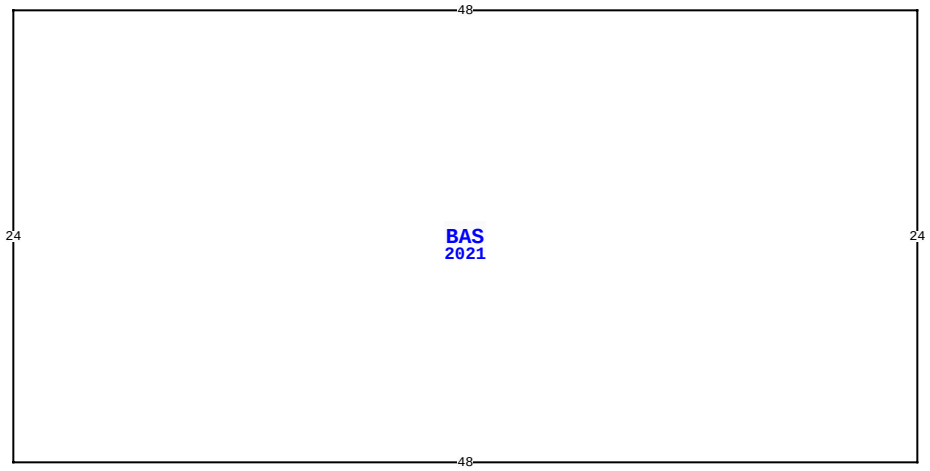
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2021	1,152	26,821
TOTALS	1,152			1,152	26,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	70.7020	26.16	30,136	2014	2014	0	0	0	11.00	89.00

1 GARAGE RES – 0% - 0 Heated Area: 1152 HX Base Yr



LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,687
TOTAL MARKET OB/XF VALUE	22,398
TOTAL LAND VALUE - MARKET	177,475
TOTAL MARKET VALUE	94,387
SOH/AGL Deduction	0
ASSESSED VALUE	94,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,387
TOTAL JUST VALUE	266,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326178	ELEC OTHER	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/1992	9/08/2015	WD	Q	I	01	200,000
GRANTOR: STARNES ROBERT B & AN						
GRANTEE: OUTDOOR LIFE HOLDIN						
1763/0376	10/17/2011	WD	Q	V	01	84,800
GRANTOR: CALLAHAN HOLDINGS LLC						
GRANTEE: STARNES ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S24 E48 N24$.

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	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	2015	2015	3	95	1,482	
2	0811	CONCRETE B	0	0	0	0	567.00	SF	5.20	5.20	100	2021	2021	3	99	2,919	
3	0680	POLE SHED	0	0	48	16	768.00	SF	10.00	10.00	100	2022	2022	3	95	7,296	
4	0680	POLE SHED	0	0	16	10	160.00	SF	10.00	10.00	100	2022	2022	3	95	4,560	
5	0803	ASPHALT C	0	0	0	0	3,489.00	SF	2.00	2.00	100	2022	2022	3	88	6,141	

LAND DESCRIPTION

TOTAL OB/XF 22,398

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	006000	A	PASTURE - HA	0	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	6.45	AC		1.00	1.00	1.00	515.00	515.00	3,322							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.45	AC		1.00	1.00	1.00	15,500.00	15,500.00	177,475							

REVIEW DATE 12/08/2022 BY KW Total Acres: 11.45 Total Land Value: 5,302 Market: 177,475 Agricultural: 5,302 Common: 0 PRINTED 07/30/2025 BY SYS

PT LOTS 7 & 8
IN OR 2001/1992
BRANDIES & PICKETTS SUB PB 1/4

OUTDOOR LIFE HOLDINGS LLC
542201 LEM TURNER RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	06	CUST PANEL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

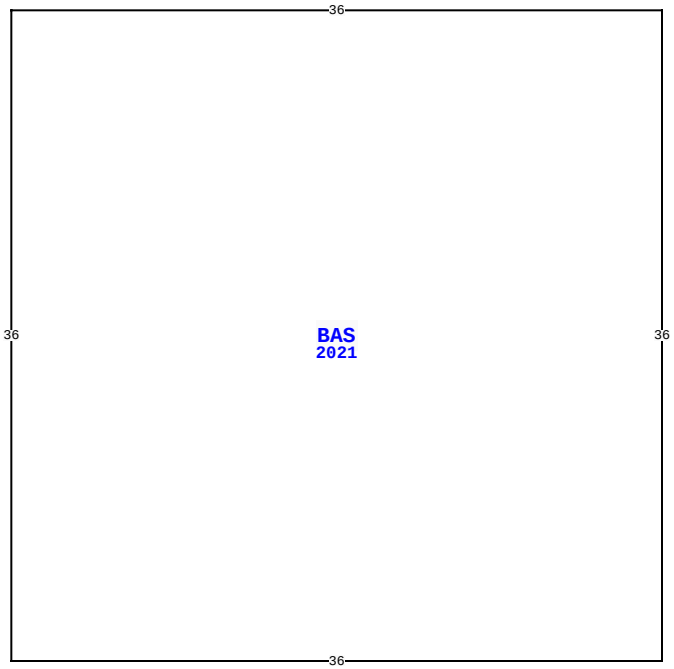
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2021	1,296	39,866
TOTALS	1,296			1,296	39,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	1,296	71.9628	32.38	41,964	2021	2021	0	0	0	5.00	95.00

2 STABLES EX – 0% - 0 Heated Area: 1296 HX Base Yr



LEM TURNER RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: STARNES ROBERT B & AN						
GRANTEE: OUTDOOR LIFE HOLDIN						
1763/0376	10/17/2011	WD	Q	V	01	84,800
GRANTOR: CALLAHAN HOLDINGS LLC						
GRANTEE: STARNES ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 S36 E36 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

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

REVIEW DATE 12/08/2022 BY KW Total Acres: 11.45 Total Land Value: 5,302 Market: 177,475 Agricultural: 5,302 Common: 0 PRINTED 07/30/2025 BY SYS