

PT OF LOT 7
IN OR 2317/374
BRANDIES & PICKETTS SUB PB 1/4

HENDRICKS STEVEN FAMILY TRUST/HENDRICKS STEVEN TRU
542219 LEM TURNER RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,916	100	1993	1,916	149,050
FGR	462	55	1993	254	19,759
FOP	32	30	1993	10	778
FST	84	55	1993	46	3,578
UOP	392	20	2023	78	6,068
TOTALS	2,886			2,304	179,234

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	28	3		84.00	SF 6.50	100	1970
2	0851	PATIO STON	0	0	0	0		224.00	SF 0.75	100	1995
3	0810	CONCRETE A	0	0	0	0		588.00	SF 6.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	1.25	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,304	123.4800	123.48	284,498	1959	1970	0	0	0 37.00	63.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1916											
HX Base Yr											
542219 LEM TURNER RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			179,234
TOTAL MARKET OB/XF VALUE			2,822
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			238,306
SOH/AGL Deduction			23,155
ASSESSED VALUE			215,151
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			215,151
TOTAL JUST VALUE			238,306
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,287

MISC ALUMN STRG/CRPT = NV: KW 7/2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7312	REPAIR/RRF	2,690	06/17/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2317/0374	11/05/2019	WD	U	I	11
GRANTOR: HENDRICKS STEVEN E					SALE PRICE
GRANTEE: HENDRICKS STEVEN FA					
0533/1233	12/28/1987	WD	Q	I	70,000
GRANTOR: SMITH JESSE & JANICE					
GRANTEE: HENDRICKS STEVEN &					

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W24 S14 W28 N5 W15 S36 E15 N5 E17 E23 N26 E12 N14 \$											
FGR=[YR=1993;ORIG=-12,40] E21 N22 W21 S22 \$											
FST=[YR=1993;ORIG=9,18] N4 W21 S4 E21 \$											
FOP=[YR=1993;ORIG=-35,40] S4 E8 N4 W8 \$											
UOP=[YR=2023;ORIG=-52,0] E28 S14 W28 N5 N9 \$											

TOTAL OB/XF											
2,822											
LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		OR	0.00	0.00	1.25	AC	1.00