

PT OF LOT 8
IN OR 2350/1060
BRANDIES & PICKETTS SUB PB 1/4

EBERHARDT CHARLES G JR & WENDY M
542233 LEM TURNER RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	04	Quality Level 04
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	1,560	100	1993	1,560	116,931
FCP	280	25	1993	70	5,247
FEP	504	80	1993	403	30,207
FGR	520	55	1993	286	21,437
FOP	40	30	1993	12	900

TOTALS	2,904			2,331	174,723
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	764
2	0861	POOL GUNIT	0	100	15	35	525.00	SF	85.00	85.00	8,925
3	0845	KOOL DECK	0	100	0	0	307.00	SF	7.25	7.25	1,102
4	0940	SHEDS/PORT	0	100	11	7	77.00	SF	12.00	12.00	185
5	0845	KOOL DECK	0	100	115	8	920.00	SF	7.25	7.25	3,302
6	0810	CONCRETE A	0	100	14	4	56.00	SF	6.50	6.50	160
7	0530	STBL WD	0	100	40	30	1,200.00	SF	30.00	30.00	7,200
8	0350	CARPORT WD	0	100	40	18	720.00	SF	9.36	9.36	1,348
9	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	1,361

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	2.43	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,331	105.9870	105.99	247,063	1963	1972	0	0	29.28	70.72
1 SINGLE FAM - 100% - 2021											
Heated Area: 1560											
HX Base Yr 2021											
542233 LEM TURNER RD, CALLAHAN											

TOTAL OB/XF											
24,347											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		472,075	
TOTAL MARKET OB/XF VALUE		24,347	
TOTAL LAND VALUE - MARKET		85,050	
TOTAL MARKET VALUE		581,472	
SOH/AGL Deduction		205,407	
ASSESSED VALUE		376,065	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		325,343	
TOTAL JUST VALUE		581,472	
NCON VALUE		67,701	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,575	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006516	6500 46* 80 T-368	251,627	05/31/2024
E23235	ELEC OTHER	0	02/01/2011
4409	N/A	13,260	10/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2350/1056	3/05/2020	TD U	I	11		100	
GRANTOR: CONNER REVOCABLE LIVI							
GRANTEE: EBERHARDT CHARLES G							
2350/1060	3/03/2020	TD Q	I	01		365,000	
GRANTOR: CONNER JAMES RAYFORD							
GRANTEE: EBERHARDT CHARLES G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W6 FEP=[YR=1993] N12 W42 S12 BAS=[YR=1993] W32 S26 E22 FOP=[YR=1993] S4 E10 FCP=[YR=1993] S10 E20 N14 W20 S4 \$ N4 W10 \$ E38 N26 W28 \$ E42 \$ W14 S26 E20 N26 \$.											

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[illegible]

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