



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	NORM	% COND	PAGE 1 of 2 6																									
Exterior Wall	16	WD FR STUC 90	1101	04	2,590	81.9000	114.25	295,908	1940	1970	0	0	0	50.00	50.00	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 10	1 RETAILSTOR - 0% - 0													Heated Area: 2590			HX Base Yr			VALUATION BY				STANDARD														
Roof Structure	04	WOOD TRUSS 100														Tax Group: 6		Tax Dist:		BUILDING MARKET VALUE				147,954																
Roof Cover	12	MODULAR MT 100														TOTAL MARKET OB/XF VALUE		15,836																						
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET		165,456																						
Interior Floor	08	SHT VINYL 90														TOTAL MARKET VALUE		329,246																						
Interior Floor	14	CARPET 10														SOH/AGL Deduction		75,126																						
Ceiling	01	FIN.SUSPD 100														ASSESSED VALUE		254,120																						
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE		0																						
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE		254,120																						
Fixtures	04	4 100														TOTAL JUST VALUE		329,246																						
Frame	02	WOOD FRAME 100														NCON VALUE		0																						
Story Height	02	8 100	INCOME VALUE																																					
RMS	15	100	PREVIOUS YEAR MKT VALUE		314,286																																			
Stories	1.	1. 100														PERMIT NUM		DESCRIPTION		AMT		ISSUED																		
Units	06	DIST 1D 100														B2639		REMODEL		600		10/02/2003																		
BUD8 Adjustme	00	OWNER OCC 100																											SALES DATA		OFF RECORD Number		DATE		TYPE INST		Q / V / RSN CD		SALE PRICE	
Occupancy	03	Quality Level 03																											2506/1682		10/18/2021		PR U		I		19		100	
Quality	1100	STORES, 1 STORY																											GRANTOR: BUCKLAND KARA P/R OF											
DOR CODE	1100	STORES, 1 STORY																											GRANTEE: BUCKLAND KARA											
MAP NUM																													0330/0495		2/01/1981		WD U		I				11,500	
NEIGHBORHOOD/LOC																													GRANTOR:											
AREA TYPE																													GRANTEE:											
TOTAL GROSS AREA																													BUILDING NOTES											
PCT OF BASE			BUILDING DIMENSIONS																																					
YEAR			BAS=[YR=1993] W18 N13 W22 S13 W32 S32 E72 N32 \$.																																					
TOT ADJ AREA																																								
SUBAREA MARKET VALUE																																								
TOTALS	2,590				2,590	147,954																																		
EXTRA FEATURES						542510 LEM TURNER RD, CALLAHAN										BLD DATE 02/07/2020 KKA LGL DATE 05/13/2025 DC																								
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																								
1	0803	ASPHALT C	0	0	0	0		5,872.00	SF 2.00	2.00	100	1980	1980	3	50	5,872																								
2	0810	CONCRETE A	0	0	45	3		135.00	SF 6.50	6.50	100	1980	1980	3	30	263																								
3	0423	CL FNC 5'	0	0	0	0		589.00	LF 6.85	6.85	100	1985	1985	3	21	847																								
4	0681	POLE SHED	0	0	35	24		840.00	SF 15.00	15.00	100	1980	1980	3	20	2,520																								
5	1242	WD DECK A	0	0	24	5		120.00	SF 10.00	10.00	100	1996	1996	3	20	240																								
6	0803	ASPHALT C	0	0	0	0		1,303.00	SF 2.00	2.00	100	1994	1994	3	50	1,303																								
7	0443	STK FNC 6'	0	0	0	0		97.00	LF 10.00	10.00	100	1994	1994	3	20	194																								
8	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	300.00	100	1994	1994	3	30	180																								
9	0756	FEP	0	0	40	5		200.00	SF 27.00	27.00	100	1996	1996	3	20	1,080																								
10	0351	CARPORT MT	0	0	17	7		119.00	SF 10.00	10.00	100	2004	2004	3	21	250																								
LAND DESCRIPTION						TOTAL OB/XF 12,749																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	001100	C	STORE 1FLR	0	0004	CG	210.00	190.00	36,768.00	SF		1.00	1.00	0.50	9.00	4.50	165,456																							
REVIEW DATE 02/07/2020 BY KKA Total Acres: 0.84 Total Land Value: 165,456 Market: 0 Agricultural: 0 Common: 165,456 PRINTED 07/30/2025 BY SYS																																								

[illegible]