



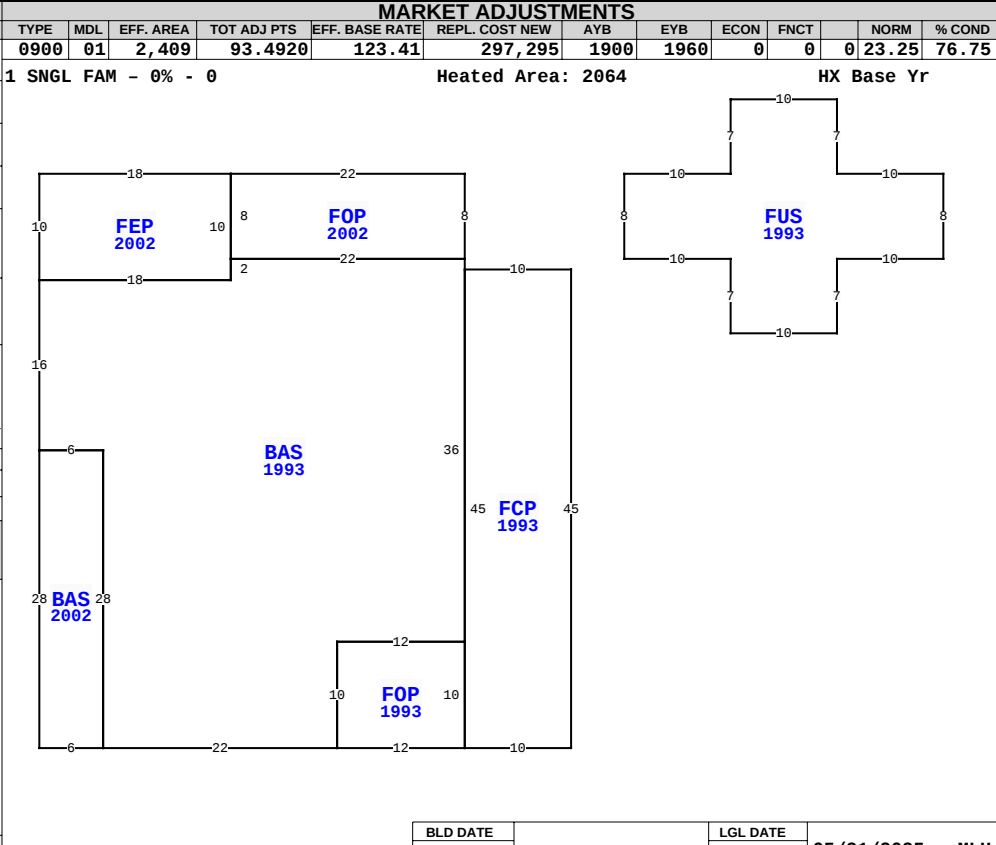
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD\$ 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1993	1,516	143,592
BAS	168	100	2002	168	15,913
FCP	450	25	1993	112	10,608
FEP	180	80	2002	144	13,639
FOP	120	30	1993	36	3,410
FOP	176	30	2002	53	5,020
FUS	380	100	1993	380	35,993
TOTALS	2,990			2,409	228,174

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	234
2	0940	SHEDS/PORT	0	0	0	0	200.00	SF	20.10	20.10	804
3	0812	CONCRETE C	0	0	0	0	2,000.00	SF	4.00	4.00	2,600
4	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	1,256
5	0510	GARAGE WD-	0	0	20	21	420.00	SF	35.00	35.00	2,940
6	0461	IRON FENCE	0	0	15	5	75.00	SF	8.50	8.50	529

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0004	OR	0.00	0.00	1.90	AC	



542271 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		228,174	
TOTAL MARKET OB/XF VALUE		8,363	
TOTAL LAND VALUE - MARKET		85,500	
TOTAL MARKET VALUE		322,037	
SOH/AGL Deduction		65,204	
ASSESSED VALUE		256,833	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		256,833	
TOTAL JUST VALUE		322,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981426	REPAIR/RRF	0	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2305/1612	9/19/2019	SW	U	I	11
GRANTOR: CONNER JAMES RAYFORD					
GRANTEE: THE CONNER TRUST					
1668/1033	3/22/2010	QC	U	I	30
GRANTOR: CONNER JAMES R					
GRANTEE: CONNER JAMES R & FR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2002] W22 FEP=[YR=2002] W18 S10 BAS=[YR=1993] S16 BAS=[YR=2002] S28 E6 N28 W6 \$ E6 S28 E22 FOP=[YR=1993] E12 FCP=[YR=1993] E10 N45 W10 S45 \$ N10 W12 S10 \$ N10 E12 N36 W22 S2 W18 \$ E18 N10 \$ S8 E22 N8 \$ PTR= E15 FUS=[YR=1993] E10 N7 E10 S7 E10 S8 W10 S7 W10 N7 W10 N8 \$ W15 \$.											