IN OR 2607/1911

PEACOCK MARTIN FRANKLIN
541808 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0000-0001-0170

BUILDING CHARACTERISTICS

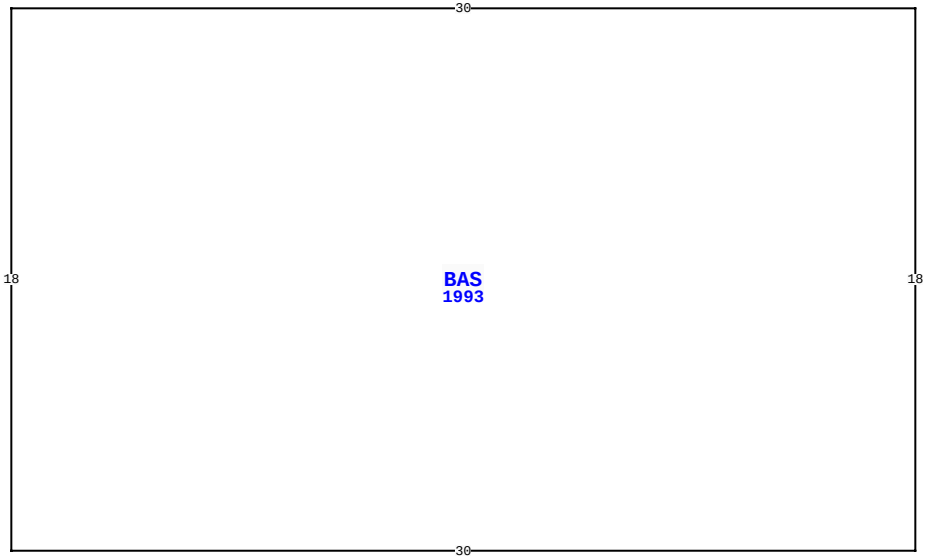
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	540	100	1993	540	49,704
TOTALS	540			540	49,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	540	114.3450	114.34	61,744	1980	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2020 Heated Area: 540 HX Base Yr 2020



541808 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,704
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		99,204
SOH/AGL Deduction		36,260
ASSESSED VALUE		62,944
TOTAL EXEMPTION VALUE	HX HB	37,944
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1911	12/12/2022	QC	U	I	11	100
GRANTOR: PEACOCK JAMES DAVID &						
GRANTEE: PEACOCK MARTIN FRAN						
2278/0807	6/01/2019	WD	U	I	30	100
GRANTOR: PEACOCK JAMES						
GRANTEE: PEACOCK MARTIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S18 E30 N18$.

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
1	000100	C	RES	100	0004	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 06/04/2020 BY KBA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS