PT OF NW1/4 OF NE1/4 OF
SEC 33-2N-25E IN OR 2433/838

KRUGER MARK
541872 LEM TURNER RD
CALLAHAN, FL 32011

2025

33-2N-25-0000-0001-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

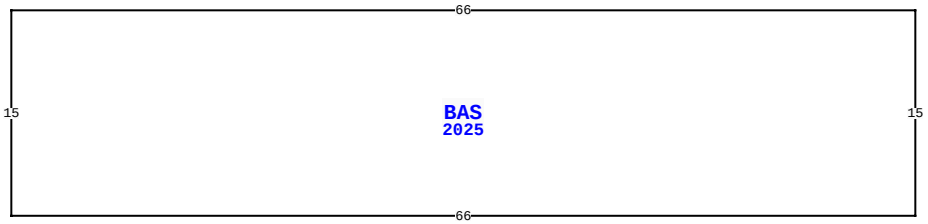
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	95,138
TOTALS	990			990	95,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	990	114.2000	97.07	96,099	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 2025 Heated Area: 990 HX Base Yr



541872 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	95,138
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	140,138
SOH/AGL Deduction	4,713
ASSESSED VALUE	135,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,425
TOTAL JUST VALUE	140,138
NCON VALUE	95,138
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011830	REPLACEMENT SINGL	0	10/22/2024
MH240010088	REPLACEMENT SINGL	0	08/30/2024
B240009557	DEMOLITION OF MOB	500	08/16/2024
MH971680	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0838	1/23/2021	QC	U	I	11	100
GRANTOR: JAMES GEORGE						
GRANTEE: KRUGER MARK						
2412/0770	4/02/2020	QC	U	I	11	10,000
GRANTOR: MCCORMICK CHLOE LEIGH						
GRANTEE: JAMES GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E66 S15 W66 N15 $
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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

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/02/2024 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS