IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

2025

33-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

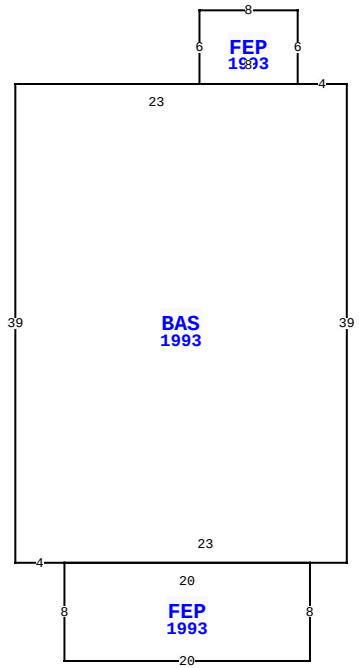
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1993	1,053	79,724
FEP	48	80	1993	38	2,877
FEP	160	80	1993	128	9,691
TOTALS	1,261			1,219	92,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,219	126.4580	126.46	154,155	1940	1960	0	0	0	40.13	59.87

1 SINGLE FAM – 0% - 0 Heated Area: 1053 HX Base Yr



541692 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,564
TOTAL MARKET OB/XF VALUE	17,682
TOTAL LAND VALUE - MARKET	77,400
TOTAL MARKET VALUE	246,646
SOH/AGL Deduction	51,531
ASSESSED VALUE	195,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,115
TOTAL JUST VALUE	246,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006744	NEW CONSTR	0	03/01/2000
R970584	REPAIR/RRF	2,100	02/01/1997
8726	MH MOVE-ON	17,800	11/01/1991
8541	MH MOVE-ON	3,060	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0795	10/07/1998	WD	U	I	11	136,000
GRANTOR: HARRELL DALE E						
GRANTEE: SCOTT JEANNE H						
0798/0169	6/30/1997	PR	Q	I	01	100
GRANTOR: HARRELL DALE P/R						
GRANTEE: HARRELL DALE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=1993] N6 W8 S6 E8 $ W23 S39 E4
FEP=[YR=1993] S8 E20 N8 W20 $ E23 N39$.

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
1	0510	GARAGE WD-	0	0	12	28	336.00	SF	35.00	35.00	100	1945	1945	3	20	2,352	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400	
3	0510	GARAGE WD-	0	0	14	48	672.00	SF	24.85	24.85	100	1985	1985	3	20	3,340	
4	0681	POLE SHED	0	0	47	47	2,209.00	SF	7.50	7.50	100	1988	1988	3	20	3,314	
5	0940	SHEDS/PORT	0	0	6	16	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
6	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1997	1997	3	72	374	
7	1242	WD DECK A	0	0	9	7	63.00	SF	10.00	10.00	100	1995	1995	3	20	126	
8	2810	MH SPACE	0	0	0	0	3.00	SF	2,400.00	2,400.00	100	1997	1997	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 17,682

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	000200	C	MBL HM SUB	0	0004	OR	0.00	0.00	3.44	AC		1.00	1.00	0.75	30,000.00	22,500.00	77,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS

IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

2025

33-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

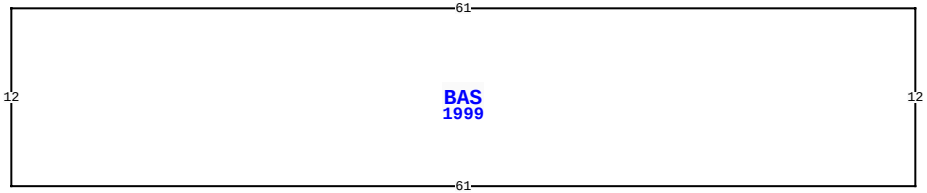
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1999	732	15,319
TOTALS	732			732	15,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	732	87.2000	69.76	51,064	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr



541692 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,564
TOTAL MARKET OB/XF VALUE	17,682
TOTAL LAND VALUE - MARKET	77,400
TOTAL MARKET VALUE	246,646
SOH/AGL Deduction	51,531
ASSESSED VALUE	195,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,115
TOTAL JUST VALUE	246,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0795	10/07/1998	WD	U	I	11	136,000
GRANTOR: HARRELL DALE E						
GRANTEE: SCOTT JEANNE H						
0798/0169	6/30/1997	PR	Q	I	01	100
GRANTOR: HARRELL DALE P/R						
GRANTEE: HARRELL DALE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W61 S12 E61 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS

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R787964 R787965 & 92 DEST SW

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

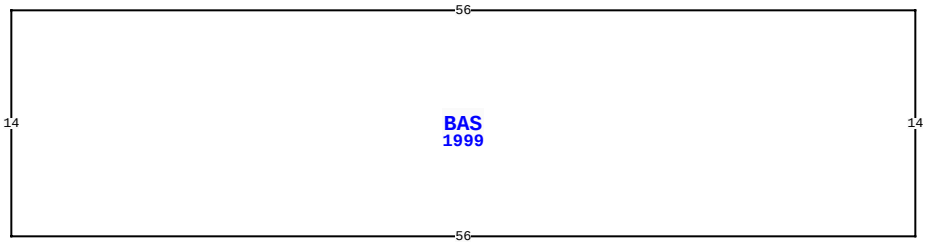
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1999	784	16,220
TOTALS	784			784	16,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	86.2000	68.96	54,065	1984	1984	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



541692 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,564
TOTAL MARKET OB/XF VALUE	17,682
TOTAL LAND VALUE - MARKET	77,400
TOTAL MARKET VALUE	246,646
SOH/AGL Deduction	51,531
ASSESSED VALUE	195,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,115
TOTAL JUST VALUE	246,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0795	10/07/1998	WD	U	I	11	136,000
GRANTOR: HARRELL DALE E						
GRANTEE: SCOTT JEANNE H						
0798/0169	6/30/1997	PR	Q	I	01	100
GRANTOR: HARRELL DALE P/R						
GRANTEE: HARRELL DALE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E56 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS

IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

2025

33-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

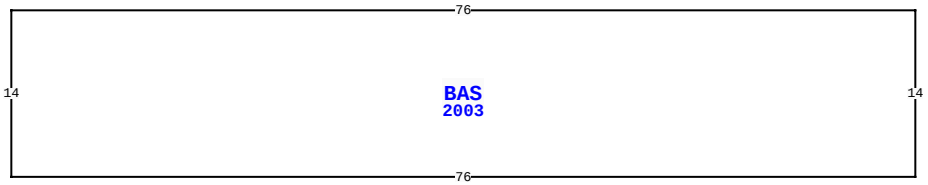
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2003	1,064	27,732
TOTALS	1,064			1,064	27,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	108.6000	86.88	92,440	1992	1992	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,564
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TOTAL LAND VALUE - MARKET	77,400
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ASSESSED VALUE	195,115
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TOTAL JUST VALUE	246,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0795	10/07/1998	WD	U	I	11	136,000
GRANTOR: HARRELL DALE E						
GRANTEE: SCOTT JEANNE H						
0798/0169	6/30/1997	PR	Q	I	01	100
GRANTOR: HARRELL DALE P/R						
GRANTEE: HARRELL DALE E						

541692 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S14 E76 N14 $.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 07/30/2025 BY SYS