PT OF NE1/4 OF NE1/4
IN OR 2797/1826

DONOVAN RESORATIONS LLC
10569 LEM TURNER RD
JACKSONVILLE, FL 32218

2025

33-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

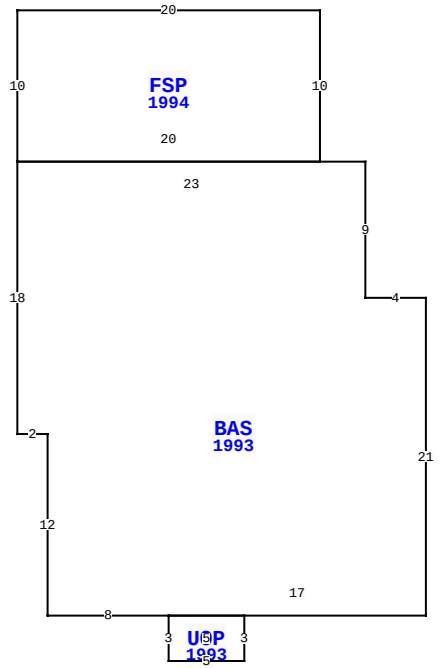
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	48,470
FSP	200	40	1994	80	5,170
UOP	15	20	1993	3	194
TOTALS	965			833	53,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	833	95.0400	95.04	79,168	1940	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 2023 Heated Area: 750 HX Base Yr



541774 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,737
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	106,537
SOH/AGL Deduction	2,017
ASSESSED VALUE	104,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,520
TOTAL JUST VALUE	106,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973779	ADDITION	10,846	03/01/1997
7203	REPAIR/RRF	1,000	05/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1826	4/04/2025	WD	U	I	19	68,500
GRANTOR: DEEMER MARK ADAM AS S						
GRANTEE: DONOVAN RESORATIONS						
2580/0355	7/25/2022	FJ	U	I	11	0
GRANTOR: GASKINS JON THOMAS ES						
GRANTEE: MORAN MARTHA L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W20 S10 BAS=[YR=1993] S18 E2 S12 E8
UOP=[YR=1993] S3 E5 N3 W5$ E17 N21 W4 N9 W23$ E20 N10$.

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	120.00	200.00	0.56	AC		1.00	1.00	1.50	45,000.00	67,500.00	37,800							

REVIEW DATE 04/14/2022 BY TWHS Total Acres: 0.56 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF NE1/4
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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

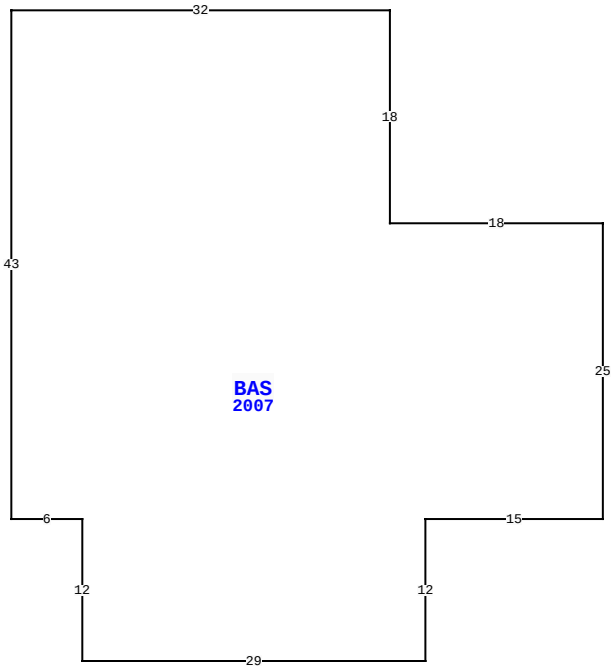
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2007	2,174	14,903
TOTALS	2,174			2,174	14,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,174	37.0440	13.71	29,806	1955	1960	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2023 Heated Area: 2174 HX Base Yr



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GRANTEE: DONOVAN RESORATIONS						
2580/0355	7/25/2022	FJ	U	I	11	0
GRANTOR: GASKINS JON THOMAS ES						
GRANTEE: MORAN MARTHA L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W32 S43 E6 S12 E29 N12 E15 N25 W18 N18$.

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 04/14/2022 BY TWHS Total Acres: 0.56 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 07/30/2025 BY SYS