



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	14	CARPET 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

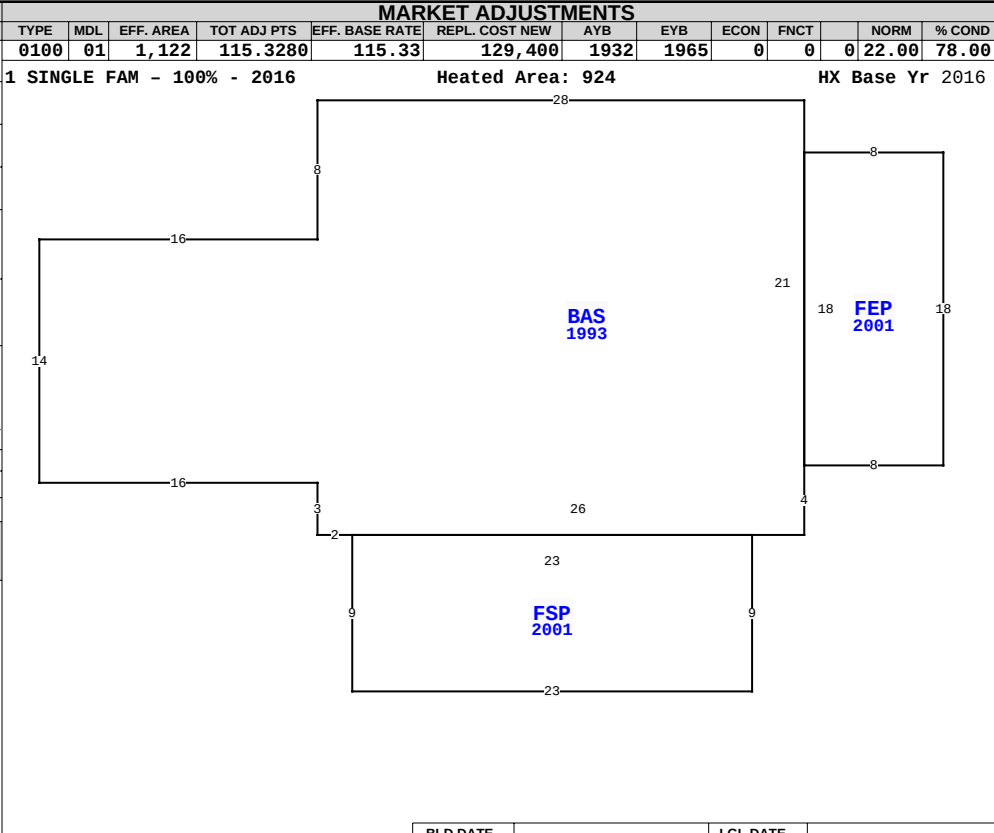
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	83,121
FEP	144	80	2001	115	10,345
FSP	207	40	2001	83	7,466

TOTALS	1,275			1,122	100,932
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	21.30
2	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00
3	1242	WD DECK A	0 100	18	8	144.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	0.94



541896 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	20	818	
100	2001	2001	3	28	504	
100	1995	1995	3	20	288	

TOTAL OB/XF									
1,610									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		100,932	
TOTAL MARKET OB/XF VALUE		1,610	
TOTAL LAND VALUE - MARKET		42,075	
TOTAL MARKET VALUE		144,617	
SOH/AGL Deduction		65,528	
ASSESSED VALUE		79,089	
TOTAL EXEMPTION VALUE		HX HB SX	79,089
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		144,617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2159/1525	11/28/2017	WD	U	I	11	100	
GRANTOR: OWEN SHELLEY A							
GRANTEE: OWEN SHELLEY A L/E							
2159/1221	11/20/2017	WD	U	I	11	100	
GRANTOR: MENADUE BRIAN M & APR							
GRANTEE: OWEN SHELLEY A							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S8 W16 S14 E16 S3 E2 FSP=[YR=2001] S9 E23 N9 W23\$ E26 N4 FEP=[YR=2001] E8 N18 W8 S18\$ N21\$.									