

PT OF NE1/4 OF SEC 33-2N-25E
IN OR 1687/1294 & OR 1917/44
(EX UTIL ESMT IN OR 1743/1168)

AGUILAR JOSE L
541801 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0000-0008-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	15	CONC BLOCK 70	0100	01	2,446	104.6640	104.66	255,998	1954	1975	0	0	0	24.68	75.32	VALUATION BY STANDARD													
Exterior Wall	11	BD/BTN AVG 30	1 SINGLE FAM - 0% - 0													Heated Area: 2120 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:													
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 232,383													
Interior Wall	03	PLASTER 50														TOTAL MARKET OB/XF VALUE 39,061													
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 134,400													
Interior Floor	14	CARPET 70														TOTAL MARKET VALUE 405,844													
Interior Floor	11	CLAY TILE 30	SOH/AGL Deduction 54,597																										
Air Condition	03	CENTRAL 100	ASSESSED VALUE 351,247																										
Heating Type	04	AIR DUCTED 100	TOTAL EXEMPTION VALUE 0																										
Bedrooms	2	100	BASE TAXABLE VALUE 351,247																										
Bathrooms	02	WOOD FRAME 100	TOTAL JUST VALUE 405,844																										
Frame	2.	100	NCON VALUE 0																										
Stories	0	100	INCOME VALUE																										
Units	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 340,707																										
BUD8 Adjustme	00	NONE 100																											
Occupancy	00																												
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	1,392	100	1993	1,392	109,731																								
FGR	432	55	1993	238	18,761																								
FOP	294	30	1993	88	6,937																								
FUS	728	100	1993	728	57,388																								
TOTALS	2,846			2,446	192,818																								
EXTRA FEATURES						541801 LEM TURNER RD, CALLAHAN																							
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												
1	0810	CONCRETE A	0	0	76	3	228.00	SF	6.50	6.50	100	1980	1980	3	30	445													
2	0810	CONCRETE A	0	0	50	2	100.00	SF	6.50	6.50	100	1980	1980	3	30	195													
3	0812	CONCRETE C	0	0	51	18	918.00	SF	4.00	4.00	100	1980	1980	3	30	1,102													
4	0812	CONCRETE C	0	0	325	10	3,250.00	SF	3.40	3.40	100	1980	1980	3	30	3,315													
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1954	1954	3	20	400													
6	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	1990	1990	3	20	3,024													
7	0472	VF 2 RAIL	0	0	0	0	160.00	LF	15.00	15.00	100	2002	2002	3	55	1,320													
8	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800													
9	0510	GARAGE WD-	0	0	28	36	1,008.00	SF	35.00	35.00	100	2015	2015	3	75	26,460													
TOTAL OB/XF 39,061																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	4.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	134,400												
REVIEW DATE 02/04/2019 BY KBX Total Acres: 4.48 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 07/30/2025 BY SYS																													

AGUILAR JOSE L
541801 LEM TURNER ROAD
CALLAHAN, FL 32011

33-2N-25-0000-0008-0000

[illegible]