



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,049	100	1993	2,049	206,880
FOP	42	30	1993	13	1,313
FOP	406	30	2005	122	12,318
UGR	588	45	2005	265	26,756

TOTALS	3,085			2,449	247,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00
3	0680	POLE SHED	0	100	22	8	176.00	SF	10.00
4	0681	POLE SHED	0	100	22	11	242.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00

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		OR	0.00	0.00	3.68

REVIEW DATE	10/30/2024	BY	DC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,449	138.3074	138.31	338,721	1958	1990	0	0	0	27.00	73.00	
1 SINGLE FAM - 100% - 2019													
Heated Area: 2049													
HX Base Yr 2019													

541729 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1970	1970	3	20	800	
3	0680	POLE SHED	0	100	22	8	176.00	SF	10.00	10.00	100	1975	1975	3	20	352	
4	0681	POLE SHED	0	100	22	11	242.00	SF	15.00	15.00	100	1980	1980	3	20	726	
5	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	100	1980	1980	3	30	2,844	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	

TOTAL OB/XF															6,382	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
OR	0.00	0.00	3.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	110,400					
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Total Acres: 3.68	Total Land Value: 110,400	Market: 0	Agricultural: 0	Common: 110,400
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		270,777			
TOTAL MARKET OB/XF VALUE		6,382			
TOTAL LAND VALUE - MARKET		110,400			
TOTAL MARKET VALUE		387,559			
SOH/AGL Deduction		152,573			
ASSESSED VALUE		234,986			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		184,264			
TOTAL JUST VALUE		387,559			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		331,833			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013749	GARAGE	41,536	10/07/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/0392	3/23/2018	WD Q	Q	I	01	275,000	
GRANTOR: LBS 541729 LEM TURNER							
GRANTEE: KOZDRAS NIKOLAS M							
1635/1107	8/03/2009	PR U	V	19		100	
GRANTOR: CONNER JANICE FAYE S							
GRANTEE: LBS 541729 LEM TURN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2005] W21 FOP=[YR=2005] W22 N14 W20 S17									
BAS=[YR=1993] W36 S27 E33 FOP=[YR=1993] S3 E7 N6 W7 S3 \$ N3									
E7 S6 E24 N3 E10 N27 W38 \$ E42 N3 \$ S3 W4 S21 E25 N24 \$.									

[illegible]