LOT 1
ROSE WOOD SUB PB 3/65

VOLPITTA NICHOLAS
541754 LEM TURNER ROAD
CALLAHAN, FL 32011

**2025**

**33-2N-25-4040-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

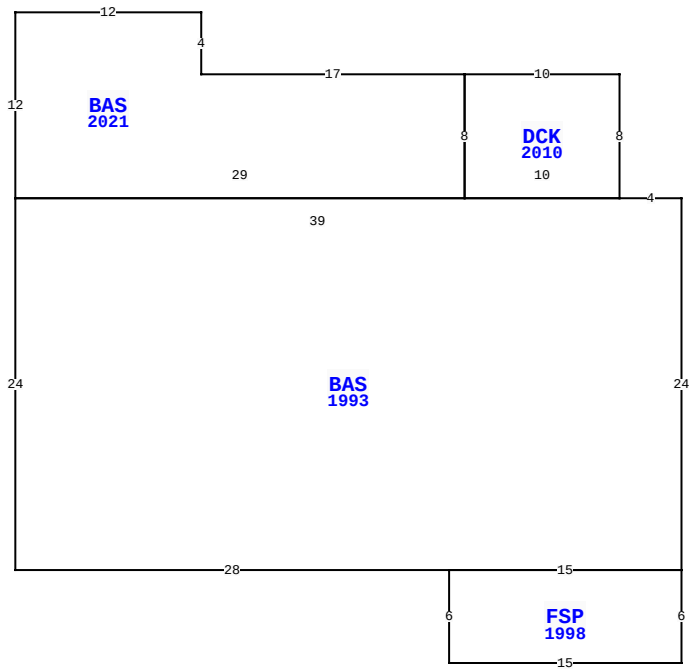
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 80 |
| Exterior Wall | 31 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,032 | 100 | 1993 | 1,032 | 105,461 |
| BAS | 280 | 100 | 2021 | 280 | 28,614 |
| DCK | 80 | 10 | 2010 | 8 | 817 |
| FSP | 90 | 40 | 1998 | 36 | 3,679 |
| TOTALS | 1,482 | | | 1,356 | 138,570 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,356 | 116.0640 | 116.06 | 157,377 | 1955 | 2000 | 0 | 0 | 0 | 11.95 | 88.05 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1312 HX Base Yr 2022




541754 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 | | 138,570 |
| TOTAL MARKET OB/XF VALUE | | 2,268 |
| TOTAL LAND VALUE - MARKET | | 33,412 |
| TOTAL MARKET VALUE | | 174,250 |
| SOH/AGL Deduction | | 11,392 |
| ASSESSED VALUE | | 162,858 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 112,136 |
| TOTAL JUST VALUE | | 174,250 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,731 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B985138 | SWIM POOL | 7,558 | 07/01/1998 |
| E94842 | CHNGE SRVC | 3,300 | 03/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2513/0265 | 11/04/2021 | WD | Q | I | 02 | 165,000 |
| GRANTOR: NEWTON ERICA & RAYMON | | | | | | |
| GRANTEE: VOLPITTA NICHOLAS | | | | | | |
| 1729/1027 | 3/11/2011 | WD | U | I | 11 | 47,700 |
| GRANTOR: FANNIE MAE A/K/A FEDE | | | | | | |
| GRANTEE: LEE ERICA P | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W4DCK=[YR=2010] N8 W10 BAS=[YR=2021] W17 N4 W12 S12 E29 N8$ S8 E10$ W39 S24 E28 FSP=[YR=1998] S6 E15 N6 W15$ E15 N24$.

### 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 | 0680 | POLE SHED | 0 | 100 | 30 | 18 | 540.00 | SF | 5.00 | 5.00 | 100 | 2018 | 2018 | 3 | 84 | 2,268 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,268

| 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 | 100 | | OR | 0.00 | 0.00 | 0.33 | AC | | 1.00 | 1.00 | 2.25 | 45,000.00 | 101,250.00 | 33,412 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.33 Total Land Value: 33,412 Market: 0 Agricultural: 0 Common: 33,412 PRINTED 07/30/2025 BY SYS