LOT 3
IN OR 1747/1606
ROSE WOOD SUB PB 3/65

HART STEPHEN H
1220 MAPLETON RD
JACKSONVILLE, FL 32207

2025

33-2N-25-4040-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

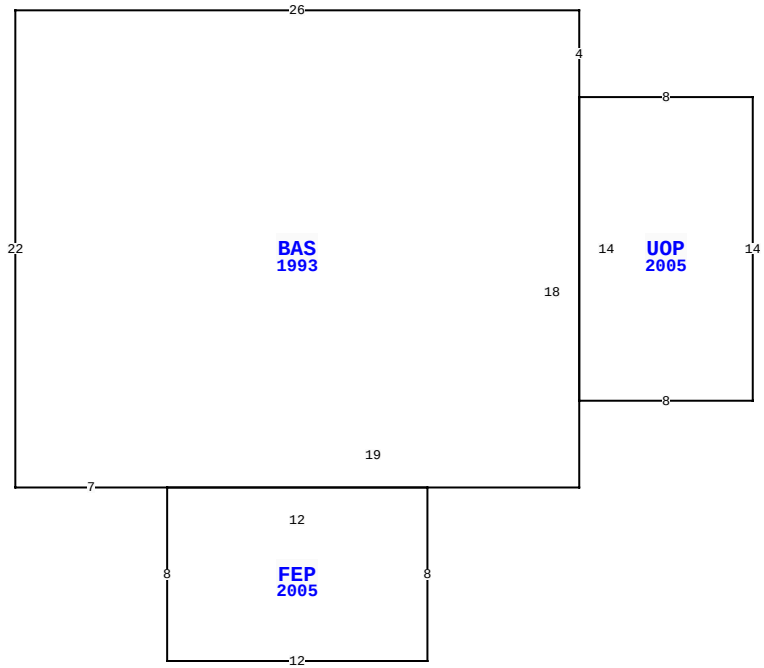
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	572	100	1993	572	32,585
FEP	96	80	2005	77	4,386
UOP	112	20	2005	22	1,254
TOTALS	780			671	38,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	671	94.1600	94.16	63,181	1957	1960	0	0	0	39.50	60.50

2 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr



541746 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	38,225
TOTAL MARKET OB/XF VALUE	1,712
TOTAL LAND VALUE - MARKET	33,412
TOTAL MARKET VALUE	73,349
SOH/AGL Deduction	14,563
ASSESSED VALUE	58,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,786
TOTAL JUST VALUE	73,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9798	H/AC	0	05/01/2005
MH4614	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/1606	7/13/2011	QC	U	I	11	100

GRANTOR: HART CARL J & JESSIE

GRANTEE: HART STEPHEN HOWELL

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W8 BAS=[YR=1993] N4 W26 S22 E7 FEP=[YR=2005] S8 E12 N8 W12 $ E19 N18 $ S14 E8 N14 $.

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	0940	SHEDS/PORT	0	0	10	6	60.00	SF	12.00	12.00	100	2000	2000	3	20	144	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	13.20	13.20	100	2000	2000	3	20	211	
3	0940	SHEDS/PORT	0	0	14	10	140.00	SF	20.10	20.10	100	2000	2000	3	20	563	
4	0681	POLE SHED	0	0	14	14	196.00	SF	15.00	15.00	100	2000	2000	3	27	794	

LAND DESCRIPTION

TOTAL OB/XF 1,712

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		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