LOTS 7 9 & 11
ROSEWOOD SUB PB 3/65

DIXON WILLIAM C & HEATHER L
541708 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

33-2N-25-4040-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

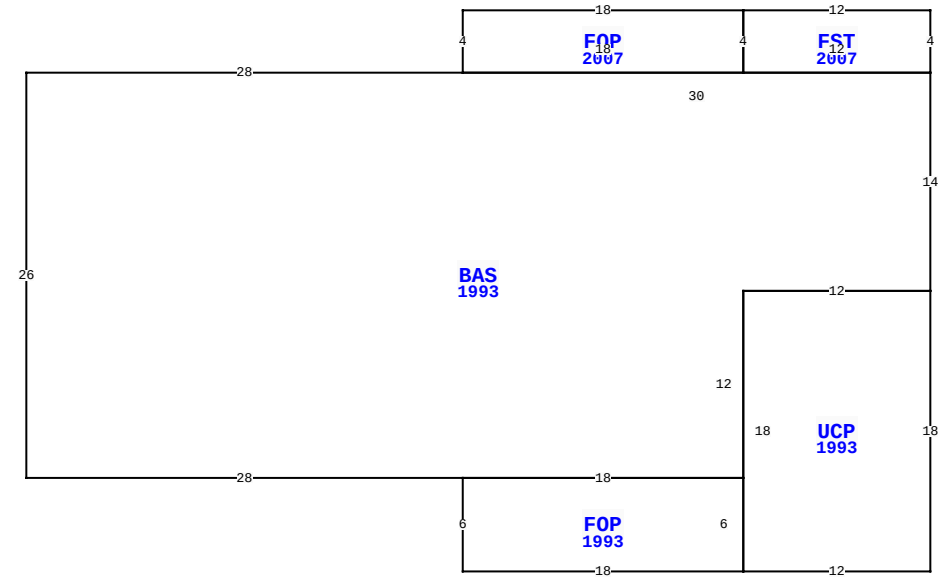
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,364	100	1993	1,364	193,322
FOP	108	30	1993	32	4,535
FOP	72	30	2007	22	3,118
FST	48	55	2007	26	3,685
UCP	216	20	1993	43	6,094
TOTALS	1,808			1,487	210,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,487	123.4200	162.91	242,247	1961	2010	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2023 Heated Area: 1364 HX Base Yr 2023



541708 LEM TURNER RD, CALLAHAN

BLD DATE	03/19/2008 KWJW	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		210,755
TOTAL MARKET OB/XF VALUE		2,570
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		258,325
SOH/AGL Deduction		14,013
ASSESSED VALUE		244,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,590
TOTAL JUST VALUE		258,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006339	REPAIR/RRF	2,000	10/01/2017
E20391	ELEC OTHER	2,000	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0925	7/21/2022	WD	Q	I	01	300,000
GRANTOR: TILLMAN JOSEPH A & NA						
GRANTEE: DIXON WILLIAM C & H						
2580/0923	7/21/2022	QC	U	I	11	100
GRANTOR: BLUELIN FLORIDA LLC						
GRANTEE: TILLMAN JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W12 FOP=[YR=2007] W18 S4 BAS=[YR=1993] W28 S26 E28 FOP=[YR=1993] S6 E18 UCP=[YR=1993] E12 N18 W12 S18$ N6 W18$ E18 N12 E12 N14 W30$ E18 N4$ S4 E12 N4$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	22	770	
2	0351	CARPORT MT	0	100	30	30	900.00	SF	10.00	10.00	100	1995	1995	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,570

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/27/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS