PT SEC 34-2N-25E
IN OR 2507/1996
(EX PT IN OR 2731/201)

GETZ CHRISTOPHER W & TANYA D
541530 LEM TURNER RD
CALLAHAN, FL 32011

2025

34-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

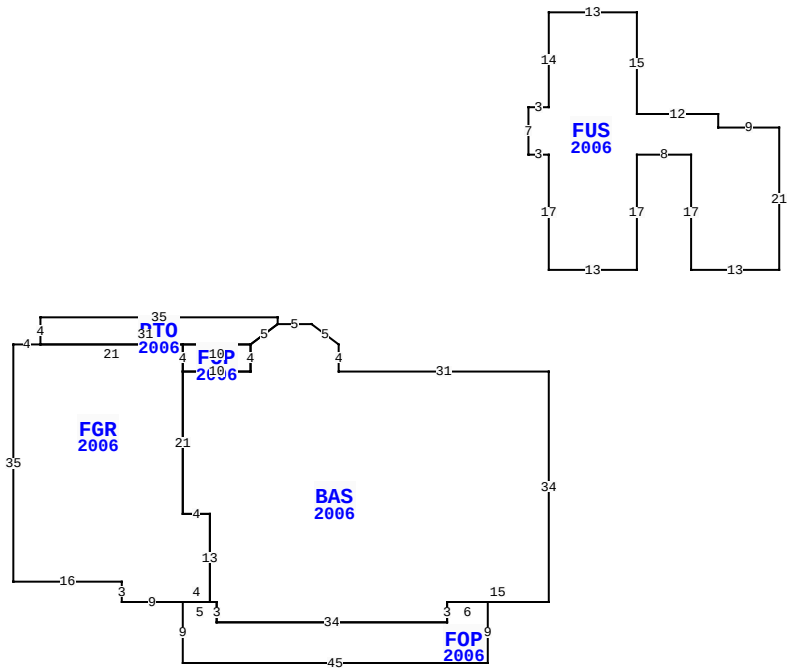
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2006	1,965	279,415
FGR	954	55	2006	525	74,652
FOP	40	30	2006	12	1,706
FOP	303	30	2006	91	12,940
FUS	844	100	2006	844	120,013
PTO	134	5	2006	7	995
TOTALS	4,240			3,444	489,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,444	117.7968	155.49	535,508	2006	2006	0	0	0	8.55	91.45

1 SNGL FAM – 100% - 2018 Heated Area: 2809 HX Base Yr 2018



541530 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	100	0	0	1,251.00	SF	4.00	4.00	100	2006	2006	3	86	4,303	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
3	0461	IRON FENCE	0	100	230	4	920.00	SF	8.50	8.50	100	2006	2006	3	89	6,960	
4	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	24	840	
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2007	2007	3	44	14,137	
6	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	2007	2007	3	87	3,368	
7	0462	ST/AL FNC	0	100	136	4	544.00	SF	10.00	10.00	100	2007	2007	3	44	2,394	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
9	0803	ASPHALT C	0	100	0	0	3,159.00	SF	2.00	2.00	100	2008	2008	3	60	3,791	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		759,814
TOTAL MARKET OB/XF VALUE		37,780
TOTAL LAND VALUE - MARKET		187,590
TOTAL MARKET VALUE		985,184
SOH/AGL Deduction		328,895
ASSESSED VALUE		656,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		605,567
TOTAL JUST VALUE		985,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		917,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011507	CO ISSUED	0	11/19/2018
18002479	NEW CONSTR	177,223	04/01/2018
C16651	CO ISSUED	295,000	02/17/2006
B16651	NEW CONSTR	295,000	02/17/2006
M10986	TANKS/BLRS	0	02/01/2006
B16651	NEW CONSTR	295,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1996	10/25/2021	WD	U	I	11	100
GRANTOR: GETZ CHRISTOPHER W &						
GRANTEE: GETZ CHRISTOPHER W						
1985/1317	5/29/2015	WD	U	I	12	400,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: GETZ CHRISTOPHER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 N4 L4 U3 W5 PTO=[YR=2006] N1 W35 S4 FGR=[YR=2006] W4 S35 E16 S3 E9 FOP=[YR=2006] S9 E45 N9 W6 S3 W34 N3 W5$ E4 N13 W4 N21 FOP=[YR=2006] E10 N4 W10 S4$ N4 W21$ E31 R4 U3 $ D3 L4 S4 W10 S21 E4 S13 E1 S3 E34 N3 E15 N34$ PTR=N15 FUS=[YR=2006] N17 W3 N7 E3 N14 E13 S15 E12 S2 E9 S21 W13 N17 W8 S17 W13$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 37,780

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	0004	OR	0.00	0.00	9.62	AC		1.00	1.00	1.00	19,500.00	19,500.00	187,590							

REVIEW DATE 07/22/2025 BY TWA Total Acres: 9.62 Total Land Value: 187,590 Market: 0 Agricultural: 0 Common: 187,590 PRINTED 07/30/2025 BY SYS

PT SEC 34-2N-25E
IN OR 2507/1996
(EX PT IN OR 2731/201)

GETZ CHRISTOPHER W & TANYA D
541530 LEM TURNER RD
CALLAHAN, FL 32011

2025

34-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

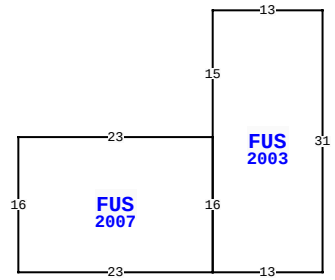
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

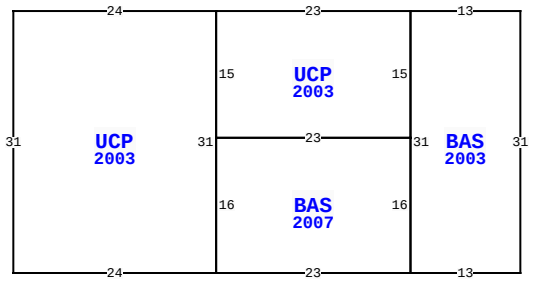
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	403	100	2003	403	6,388
BAS	368	100	2007	368	5,833
FUS	403	100	2003	403	6,388
FUS	368	100	2007	368	5,833
UCP	345	20	2003	69	1,093
UCP	744	20	2003	149	2,362
TOTALS	2,631			1,760	27,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,760	63.0000	23.31	41,026	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2018 Heated Area: 1542 HX Base Yr 2018





541530 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		759,814
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BASE TAXABLE VALUE		605,567
TOTAL JUST VALUE		985,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		917,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16249	ELEC OTHER	2,000	11/01/2005
P10378	OTHER	0	11/01/2005
R08608	REPAIR/RRF	11,700	11/01/2005
B10617	XFOB	0	01/09/2003
E10644	NEW CONSTR	0	01/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2507/1996	10/25/2021	WD	U	I	11	100
GRANTOR: GETZ CHRISTOPHER W &						
GRANTEE: GETZ CHRISTOPHER W						
1985/1317	5/29/2015	WD	U	I	12	400,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: GETZ CHRISTOPHER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 UCP=[YR=2003] W23 UCP=[YR=2003] W24 S31 E24 BAS=[YR=2007] E23 N16 W23 S16$ N31$ S15 E23 N15$ S31 E13 N31$ PTR=N15 FUS=[YR=2007] N16 E23 FUS=[YR=2003] N15 E13 S31 W13 N16$ S16 W23$ S15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/22/2025 BY TWA Total Acres: 9.62 Total Land Value: 187,590 Market: 0 Agricultural: 0 Common: 187,590 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

34-2N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

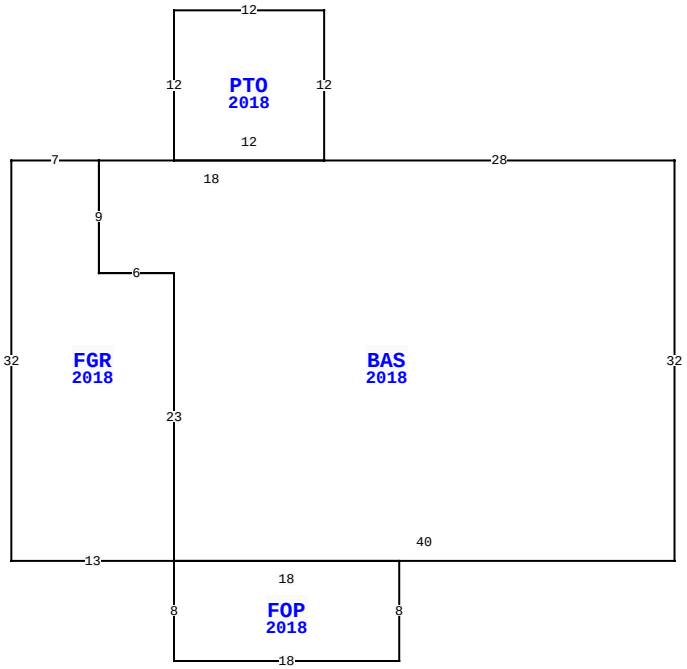
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	2018	1,334	204,098
FGR	362	55	2018	199	30,446
FOP	144	30	2018	43	6,579
PTO	144	5	2018	7	1,071
TOTALS	1,984			1,583	242,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,583	118.8810	156.92	248,404	2018	2018	0	0	0	2.50	97.50

3 SNGL FAM – 0% - 2023 Heated Area: 1334 HX Base Yr 2018



541530 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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VALUATION SUMMARY

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BASE TAXABLE VALUE		605,567
TOTAL JUST VALUE		985,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		917,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2507/1996	10/25/2021	WD	U	I	11	100
GRANTOR: GETZ CHRISTOPHER W &						
GRANTEE: GETZ CHRISTOPHER W						
1985/1317	5/29/2015	WD	U	I	12	400,000
GRANTOR: FARM CREDIT OF FLORID						
GRANTEE: GETZ CHRISTOPHER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W28 PTO=[YR=2018] N12 W12 S12 E12$ W18
FGR=[YR=2018] W7 S32 E13 N23 W6 N9$ S9 E6 S23 FOP=[YR=2018]
S8 E18 N8 W18$ E40 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/22/2025 BY TWA Total Acres: 9.62 Total Land Value: 187,590 Market: 0 Agricultural: 0 Common: 187,590 PRINTED 07/30/2025 BY SYS