

PT OF SW1/4 OF NW1/4 &
NW1/4 OF NW1/4
IN OR 811/1352

CRAIG SUE B LVG TRUST/MARSH SUE B TRUSTEE
PO BOX 56
CALLAHAN, FL 32011-0056

2025

34-2N-25-0000-0001-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	19	COMMON BRK 100	0100	01	2,674	124.9920	124.99	334,223	1940	1980	0	0	0	32.00	68.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1985 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	04	PLYWOOD 50															BUILDING MARKET VALUE 227,272												
Interior Wall	05	DRYWALL 50															TOTAL MARKET OB/XF VALUE 19,108												
Interior Floo	14	CARPET 60															TOTAL LAND VALUE - MARKET 342,245												
Interior Floo	12	HARDWOOD 40															TOTAL MARKET VALUE 308,189												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 15,598												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 292,591												
Bedrooms	3	100															TOTAL EXEMPTION VALUE 0												
Bathrooms	2	100															BASE TAXABLE VALUE 292,591												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 588,625												
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 552,215																										
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			5000 IMPROVED AG																										
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	1,985	100	1993	1,985	168,711																								
FGR	576	55	2012	317	26,943																								
FOP	160	30	1993	48	4,080																								
FOP	201	30	1993	60	5,099																								
FST	480	55	1993	264	22,438																								
TOTALS			3,402		2,674	227,272																							
EXTRA FEATURES						541616 LEM TURNER RD, CALLAHAN																							
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	0810	CONCRETE A	0	0	16	24	384.00	SF	6.50	6.50	100	1984	1984	3	41	1,023													
2	0510	GARAGE WD-	0	0	23	36	828.00	SF	35.00	35.00	100	1985	1985	3	20	5,796													
3	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	30	78													
4	0810	CONCRETE A	0	0	36	4	144.00	SF	6.50	6.50	100	1980	1980	3	30	281													
5	0511	GARAGE CB-	0	0	13	9	117.00	SF	40.00	40.00	100	1975	1975	3	25	1,170													
6	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	2,380													
7	0680	POLE SHED	0	0	0	0	1,381.00	SF	10.00	10.00	100	1995	1995	3	20	2,762													
8	0811	CONCRETE B	0	0	47	11	517.00	SF	5.20	5.20	100	2000	2000	3	77	2,070													
9	0812	CONCRETE C	0	0	0	0	1,152.00	SF	4.00	4.00	100	2000	2000	3	77	3,548													
TOTAL OB/XF 19,108																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700												
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	24.97	AC		1.00	1.00	1.00	525.00	525.00	13,109												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.97	AC		1.00	1.00	1.00	8,500.00	8,500.00	297,245												
REVIEW DATE 06/01/2022 BY KBA Total Acres: 35.97 Total Land Value: 61,809 Market: 297,245 Agricultural: 16,809 Common: 45,000 PRINTED 07/30/2025 BY SYS																													