IN OR 1387/1677
2003 FTWD DWMH

BENDER STEVEN B
3165 NAUTILUS RD
MIDDLEBURG, FL 32068

2025

34-2N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

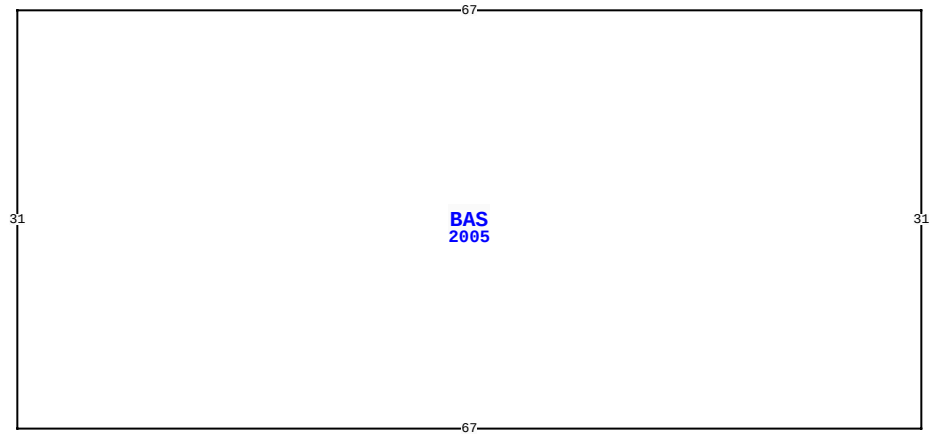
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2005	2,077	103,456
TOTALS	2,077			2,077	103,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	117.2000	99.62	206,911	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2077 HX Base Yr



541462 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	103,456
TOTAL MARKET OB/XF VALUE	7,444
TOTAL LAND VALUE - MARKET	71,550
TOTAL MARKET VALUE	182,450
SOH/AGL Deduction	12,357
ASSESSED VALUE	170,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,093
TOTAL JUST VALUE	182,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4293	MH MOVE-ON	0	01/05/2004
P7469	NEW CONSTR	0	01/05/2004
8294	MH MOVE-ON	10,000	09/07/1990
7222	MH MOVE-ON	16,000	04/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1677	2/09/2006	WD	Q	I	06	100
GRANTOR: NYE KENNETH W & SHERR						
GRANTEE: BENDER STEVEN B						
1181/1399	10/20/2003	WD	U	I	11	45,000
GRANTOR: BRAUNER WILLIAM H						
GRANTEE: NYE KENNETH W & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W67 S31 E67 N31$.

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	0510	GARAGE WD-	0	0	16	30	480.00	SF	23.45	23.45	100	1994	1994	3	20	2,251	
2	0752	USP	0	0	8	16	128.00	SF	15.00	15.00	100	1994	1994	3	20	384	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	21	134	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
5	1242	WD DECK A	0	0	15	15	225.00	SF	10.00	10.00	100	2017	2017	3	74	1,665	

LAND DESCRIPTION

TOTAL OB/XF 7,444

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	0006	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	45,000.00	45,000.00	71,550							

REVIEW DATE 01/15/2019 BY KB Total Acres: 1.59 Total Land Value: 71,550 Market: 0 Agricultural: 0 Common: 71,550 PRINTED 07/30/2025 BY SYS