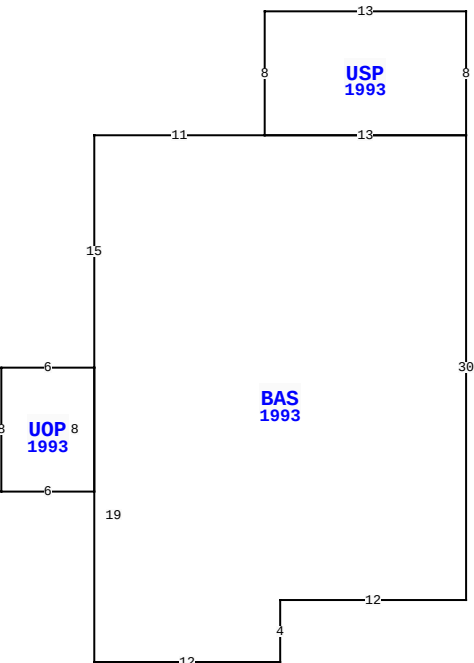


**TUCKER LOIS L/E/
541573 LEM TURNER ROAD
CALLAHAN, FL 32011**

34-2N-25-0000-0004-0000

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	VALUATION SUMMARY																				
Exterior Wall		02	WALL BOARD 100		0100	01		809	88.0000	88.00	71,192		1950	1950		0	0	50.00	50.00	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		2 SINGLE FAM - 0% - 0										Heated Area: 768										HX Base Yr 1982														
Roof Cover		01	MINIMUM 100																	BUILDING MARKET VALUE										195,400									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										33,135									
Interior Floor		08	SHT VINYL 80																	TOTAL LAND VALUE - MARKET										110,955									
Interior Floor		14	CARPET 20																	TOTAL MARKET VALUE										339,490									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										20,973									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										318,517																								
Bedrooms			2 100		TOTAL EXEMPTION VALUE										HX HB 50,722																								
Bathrooms			1 100		BASE TAXABLE VALUE										267,795																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										339,490																								
Stories		1.	1. 100		NCON VALUE										0																								
Units		00	0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										179,290																								
Quality		03	Quality Level 03																																				
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	768	100	1993	768	33,792																																		
UOP	48	20	1993	10	440																																		
USP	104	30	1993	31	1,364																																		
TOTALS		920			809	35,596																																	
EXTRA FEATURES					541573 LEM TURNER RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU																
					XF DATE				LAND DATE																														
					INC DATE																																		
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																						
12	0940	SHEDS/PORT	0	0	13	10	130.00	SF	21.30	21.30	100	2001	2001	3	20	554																							
13	0510	GARAGE WD-	0	100	31	30	930.00	SF	35.00	35.00	100	1992	1992	3	20	6,510																							
14	0940	SHEDS/PORT	0	0	16	8	128.00	SF	20.10	20.10	100	1995	1995	3	20	515																							
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120																							
17	0940	SHEDS/PORT	0	0	16	12	192.00	SF	21.30	21.30	100	1992	1992	3	20	818																							
18	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	24	960																							
20	0350	CARPORT WD	0	0	19	15	285.00	SF	8.58	8.58	100	1992	1992	3	20	489																							
LAND DESCRIPTION										TOTAL OB/XF										10,966																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															

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