IN OR 2135/562

BURCH CHRISTINE N LVG TRUST/BURCH CHRISTINE N TRUS
541519 LEM TURNER RD
CALLAHAN, FL 32011

2025

34-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

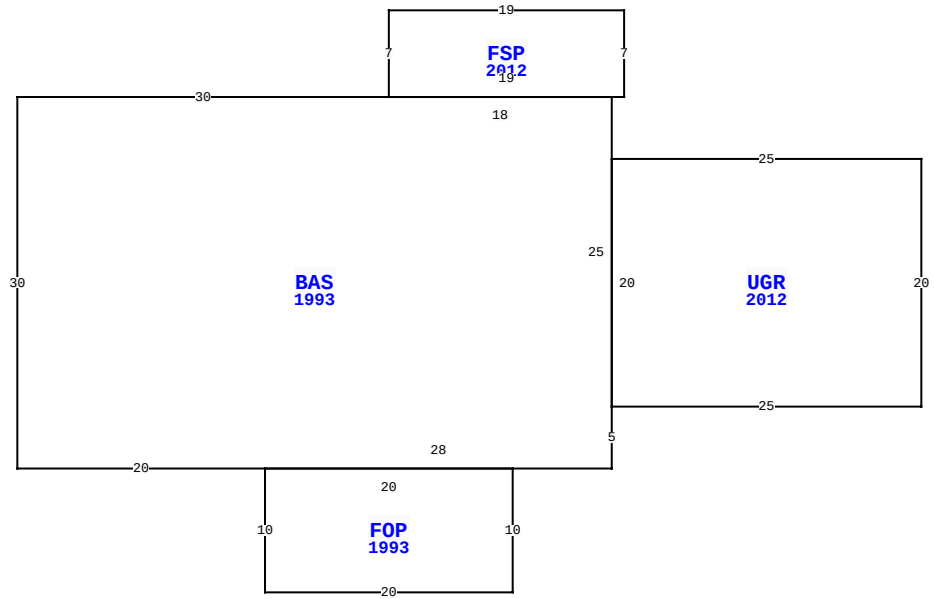
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,440	100	1993	1,440	137,180
FOP	200	30	1993	60	5,716
FSP	133	40	2012	53	5,049
UGR	500	45	2012	225	21,435
TOTALS	2,273			1,778	169,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	118.3350	118.34	210,409	1980	1995	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr



541519 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,750
TOTAL MARKET OB/XF VALUE		14,791
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		284,741
SOH/AGL Deduction		154,897
ASSESSED VALUE		129,844
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		74,122
TOTAL JUST VALUE		284,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514396	REPAIR/RRF	2,500	04/27/2015
M0914910	H/AC	0	11/03/2009
R970580	REPAIR/RRF	500	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/0562	6/27/2017	QC	U	I	11	100
GRANTOR: BURCH CHRISTINE N &						
GRANTEE: CHRISTINE N BURCH L						
1620/0478	3/31/2009	WD	U	I	16	100
GRANTOR: SIRMANS CHRISTINE						
GRANTEE: BURCH CHRISTINE N E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W19 S7 BAS=[YR=1993] W30 S30 E20 FOP=[YR=1993] S10 E20 N10 W20$ E28 N5 UGR=[YR=2012] E25 N20 W25 S20 $ N25 W18$ E19 N7$.

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	1980	1980	3	44	1,540	
2	0681	POLE SHED	0	100	8	27	216.00	SF	15.00	15.00	100	1985	1985	3	20	648	
3	0351	CARPORT MT	0	100	16	30	480.00	SF	10.00	10.00	100	1997	1997	3	20	960	
4	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1997	1997	3	24	518	
5	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	1997	1997	3	24	518	
6	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	1990	1990	3	57	3,520	
7	0801	ASPHALT A	0	100	29	20	580.00	SF	3.00	3.00	100	1990	1990	3	50	870	
8	0801	ASPHALT A	0	100	0	0	1,190.00	SF	3.00	3.00	100	2005	2005	3	54	1,928	
9	0351	CARPORT MT	0	100	25	16	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
10	0351	CARPORT MT	0	100	26	18	468.00	SF	10.00	10.00	100	2000	2000	3	20	936	

TOTAL OB/XF 12,238

LAND DESCRIPTION

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	2.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.72 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS

IN OR 2135/562

BURCH CHRISTINE N LVG TRUST/BURCH CHRISTINE N TRUS
541519 LEM TURNER RD
CALLAHAN, FL 32011

2025

34-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

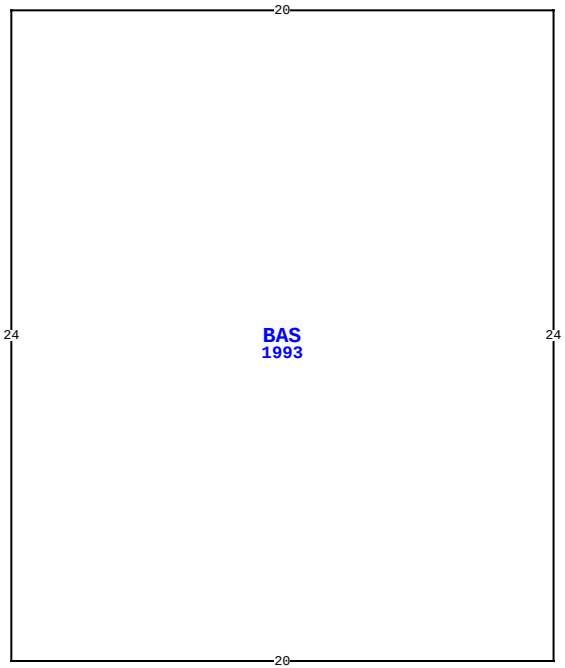
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	5,371
TOTALS	480			480	5,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	60.5000	22.38	10,742	1973	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 480 HX Base Yr



541519 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,750
TOTAL MARKET OB/XF VALUE		14,791
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		284,741
SOH/AGL Deduction		154,897
ASSESSED VALUE		129,844
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		74,122
TOTAL JUST VALUE		284,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/0562	6/27/2017	QC	U	I	11	100
GRANTOR: BURCH CHRISTINE N &						
GRANTEE: CHRISTINE N BURCH L						
1620/0478	3/31/2009	WD	U	I	16	100
GRANTOR: SIRMANS CHRISTINE						
GRANTEE: BURCH CHRISTINE N E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E20 N24$.

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
11	0473	VF 3 RAIL	0	100	0	0	370.00	LF	7.50	7.50	100	2018	2018	3	92	2,553	

TOTAL OB/XF 2,553

LAND DESCRIPTION

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 01/06/2023 BY KWA Total Acres: 2.72 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/30/2025 BY SYS