IN OR 2391/524

NASSAU COUNTY
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2025

37-1N-25-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

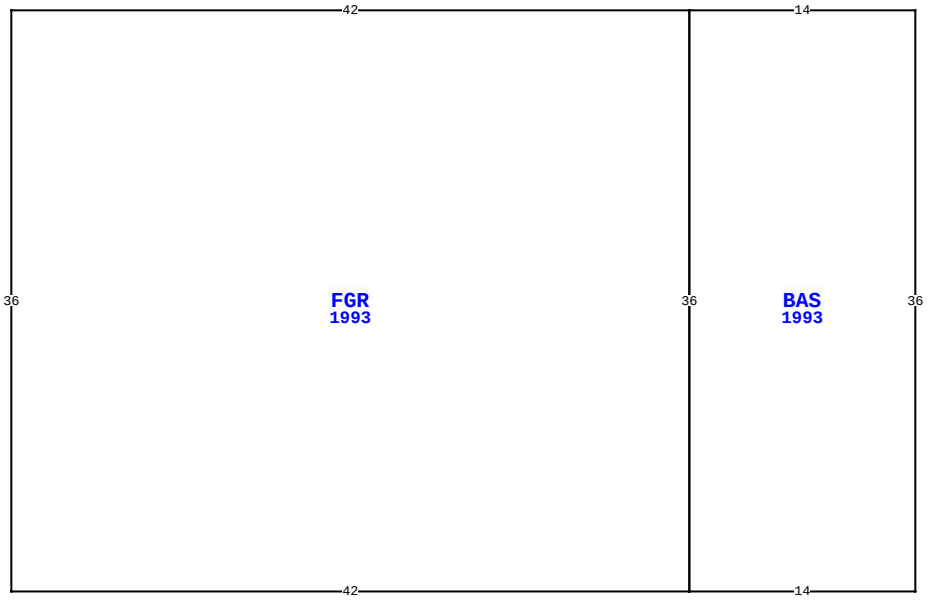
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
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	504	100	1993	504	75,347
FGR	1,512	60	1993	907	135,594
TOTALS	2,016			1,411	210,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,411	116.2290	199.33	281,255	1982	1982	0	0	0	25.00	75.00

1 GOVT BLDG – 0% - 0 Heated Area: 504 HX Base Yr



540507 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,941
TOTAL MARKET OB/XF VALUE		6,285
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		255,476
SOH/AGL Deduction		63,856
ASSESSED VALUE		191,620
TOTAL EXEMPTION VALUE	03	191,620
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		255,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9383	H/AC	5,535	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/0524	9/03/2020	QC	U	I	11	100
GRANTOR: GRAY GABLES/NASSAU VI						
GRANTEE: NASSAU COUNTY						
0366/0047	8/01/1982	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FGR=[YR=1993] W42 S36 E42 N36$ S36 E14 N36$.

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	0803	ASPHALT C	0	0	0	0	6,285.00	SF	2.00	2.00	100	1985	1985	3	50	6,285	

LAND DESCRIPTION

TOTAL OB/XF 6,285

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	008600	C	COUNTY	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 07/30/2025 BY SYS