IN OR 224/289 & OR 630/30 &
OR 1767/1303
UTIL ESMT IN OR 2405-1303

HICKEN DAVID W
540271 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

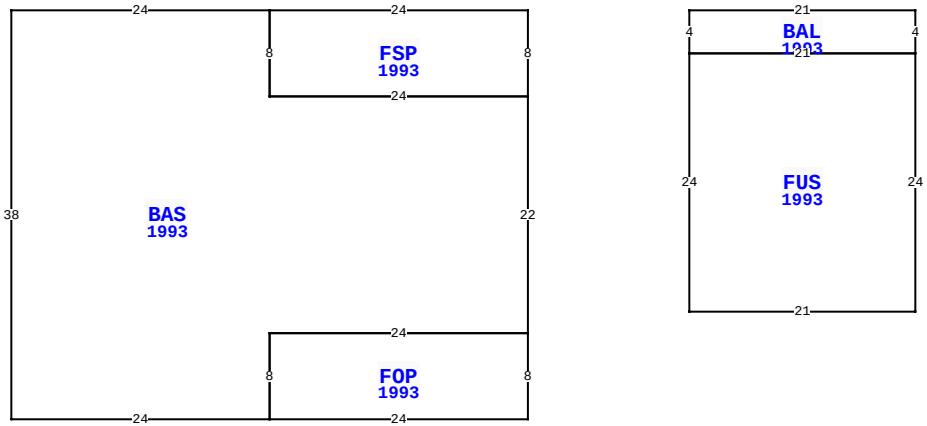
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	1993	13	1,409
BAS	1,440	100	1993	1,440	156,082
FOP	192	30	1993	58	6,287
FSP	192	40	1993	77	8,346
FUS	504	100	1993	504	54,629
TOTALS	2,412			2,092	226,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	108.3880	108.39	226,752	1986	1991	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 0 Heated Area: 1944 HX Base Yr



540271 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,252
TOTAL MARKET OB/XF VALUE		15,462
TOTAL LAND VALUE - MARKET		78,400
TOTAL MARKET VALUE		337,114
SOH/AGL Deduction		166,565
ASSESSED VALUE		170,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,827
TOTAL JUST VALUE		337,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951996	SWIM POOL	10,500	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/1303	12/06/2011	QC	U	I	11	100
GRANTOR: HICKEN CAROLYN JANE B						
GRANTEE: HICKEN DAVID WAYNE						
0630/0030	6/28/1991	QC	Q	I	01	100
GRANTOR: HICKEN DAVID WAYNE						
GRANTEE: HICKEN DAVID & JANE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
2	0810	CONCRETE A	0	100	20	30	600.00	SF	6.50	6.50	100	1980	1980	3	30	1,170	
3	0861	POOL GUNIT	0	100	34	16	544.00	SF	85.00	85.00	100	1995	1995	3	20	9,248	
4	0845	KOOL DECK	0	100	0	0	711.00	SF	7.25	7.25	100	1995	1995	3	68	3,505	
5	0681	POLE SHED	0	100	16	9	144.00	SF	9.75	9.75	100	2000	2000	3	27	379	

BUILDING DIMENSIONS

FSP=[YR=1993] W24 BAS=[YR=1993] W24 S38 E24 FOP=[YR=1993] E24 N8 W24 S8 $ N8 E24 N22 W24 N8 $ S8 E24 N8 $ PTR= E15 BAL=[YR=1993] E21 S4 FUS=[YR=1993] S24 W21 N24 E21 $ W21 N4 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 15,462

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		RM	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS

IN OR 224/289 & OR 630/30 &
OR 1767/1303
UTIL ESMT IN OR 2405-1303

HICKEN DAVID W
540271 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 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	06	Quality Level 06

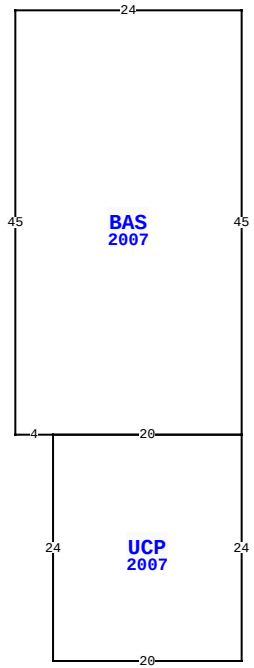
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2007	1,080	15,153
UCP	480	20	2007	96	1,347
TOTALS	1,560			1,176	16,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,176	74.3590	27.51	32,352	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 0 Heated Area: 1080 HX Base Yr



540271 LEM TURNER RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE		326,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1767/1303	12/06/2011	QC	U	I	11	100
GRANTOR: HICKEN CAROLYN JANE B						
GRANTEE: HICKEN DAVID WAYNE						
0630/0030	6/28/1991	QC	Q	I	01	100
GRANTOR: HICKEN DAVID WAYNE						
GRANTEE: HICKEN DAVID & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S45 E4 UCP=[YR=2007] S24 E20 N24 W20$ E20 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/03/2024 BY TWA Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS