

TRACT 50
IN OR 2327/1497
LEE STONER SHORES 3 UNR

TRUETT JAMES EDGAR JR
540201 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-296C-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1993	1,602	126,743
BAS	255	100	2006	255	20,174
FEP	36	80	2006	29	2,294
FSP	84	40	2006	34	2,690
FSP	135	40	2006	54	4,272

TOTALS	2,112			1,974	156,174
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50
3	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	CN	192.00	200.00	40,000.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,974	114.6600	114.66	226,339	1973	1982	0	0	0	31.00	69.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1857 HX Base Yr													

540201 LEM TURNER RD, CALLAHAN	BLD DATE	09/11/2007	DJ	LGL DATE	
	XF DATE			LAND DATE	05/13/2025
	INC DATE			AG DATE	DC

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	1975	1975	3	25	244	
3	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50	6.50	100	2000	2000	3	77	721	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2000	2000	3	20	772	
5	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	2000	2000	3	27	2,430	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	CN	192.00	200.00	40,000.00

REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
STANDARD									
VALUATION BY									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974348	CARPORT	5,100	11/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2327/1497	12/20/2019	QC	U	I	11	100			
GRANTOR: TRUETT JAMES E & LILL									
GRANTEE: TRUETT JAMES EDGAR									
0147/0310	1/01/1973	WD	Q	I		4,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FSP=[YR=2006] N6 W14 S6 E14\$ W40									
BAS=[YR=2006] W15 S17 FSP=[YR=2006] S9 E15 N9 W15\$ E15 N17 \$									
S26 E29 FEP=[YR=2006] E6 N6 W6 S6\$ N6 E6 S6 E28 N26\$.									

TRUETT JAMES EDGAR JR
540201 LEM TURNER ROAD
CALLAHAN, FL 32011

37-1N-25-296C-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

05

COMMON BRK 60
AVERAGE 40

RooF Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 60

Interior Wall

05

DRYWALL 40

Interior Floo

08

SHT VINYL 90

Interior Floo

14

CARPET 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2

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

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8026.00

TOTALS

2,327

1,882

155,943

EXTRA FEATURES

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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.92

Total Land Value:

120,000

Market:

0

Agricultural:

0

Common:

120,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,882117.2000117.20220,570197319730029.3070.70

2 SINGLE FAM - 100% - 0Heated Area: 1591HX Base Yr

UOP 1993BAS 1993UGR 1993FOP 1993

BLD DATEXF DATEINC DATE09/11/2007DJLGL DATELAND DATEAG DATE05/13/2025DC

TOTAL OB/XF0

540201 LEM TURNER RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 2 of 2

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE312,117

TOTAL MARKET OB/XF VALUE5,273

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE437,390

SOH/AGL Deduction178,418

ASSESSED VALUE258,972

TOTAL EXEMPTION VALUEWX HX HB55,722

BASE TAXABLE VALUE203,250

TOTAL JUST VALUE437,390

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE348,833

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

2327/149712/20/2019QCUII11100

GRANTOR: TRUETT JAMES E & LILL

GRANTEE: TRUETT JAMES EDGAR

0147/03101/01/1973WDQIQI4,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 UOP=[YR=1993] W16 S8 E16 N8 \$ S8 W16 S25E19 FOP=[YR=1993] S8 E7 N8 W7 \$ E20 UGR=[YR=1993] S8 E24 N23W24 S15 \$ N15 E24 N18 \$.