

LOT 2
IN OR 2755/484 AS TO PAR 2
NASSAU VILLAGE #3 UNR

MORRIS CURTIS J L/E/
540570 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	1993	168	13,219
BAS	1,350	100	1993	1,350	106,220
BAS	420	100	2003	420	33,046
FOP	120	30	1993	36	2,832
FOP	130	30	1993	39	3,069
FOP	260	30	1993	78	6,137

TOTALS	2,448			2,091	164,524
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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	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	26.95
4	0681	POLE SHED	0	100	11	24	264.00	SF	15.00
5	0680	POLE SHED	0	100	18	30	540.00	SF	10.00

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	0006	RM	130.00	348.00	1.00

REVIEW DATE	06/14/2023	BY	KWA
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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	2,091	106.0360	106.04	221,730	1977	1988	0	0	25.80	74.20
1 SINGLE FAM - 100% - 0 Heated Area: 1938 HX Base Yr 1978											

540570 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
2	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	1985	1985	3	44	4,125	
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	26.95	26.95	100	1980	1980	3	20	3,881	
4	0681	POLE SHED	0	100	11	24	264.00	SF	15.00	15.00	100	1980	1980	3	20	792	
5	0680	POLE SHED	0	100	18	30	540.00	SF	10.00	10.00	100	1980	1980	3	20	1,080	

TOTAL OB/XF									
11,208									

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,524	
TOTAL MARKET OB/XF VALUE		11,208	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		225,732	
SOH/AGL Deduction		101,650	
ASSESSED VALUE		124,082	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		68,360	
TOTAL JUST VALUE		225,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,003	

24X30 GR/UT & PL SHEDS 11X24 + 18X30 ARE ALL ATTAC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2755/484	12/10/2024	WD	U	I	14	40,000	
GRANTOR: MORRIS CURTIS JAMES							
GRANTEE: MORRIS DWAYNE E							
0232/0492	2/01/1977	WD	U	V		3,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 FOP=[YR=1993] N10 W12 FOP=[YR=1993] W26 S10 BAS=[YR=1993] S8 BAS=[YR=2003] S20 E21 FOP=[YR=1993] S2 E26 N5 W26 S3\$ N20 W21\$ E21 N8 W21 \$ E26 N10\$ S10 E12\$ W17 S25 E26 S3 E25 N28\$.									