

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0820	02	1,842	63.6900	50.95	93,850	1973	1973	0	0	20	70.00	20.00		

1 M/H 93- - 0% - 0

Heated Area: 1370 HX Base Yr

Quality	01 Quality Level 01				
DOR CODE	0200 MOBILE HOME				
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	1,370	100	1993	1,370	13,960
FSP	406	60	1993	244	2,486
UCP	529	20	1993	106	1,080
UOP	135	25	1993	34	346
UST	160	55	1993	88	897
TOTALS	2,600			1,842	18,770

EXTRA FEATURES		540586 LEM TURNER RD, CALLAHAN														
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	0940	SHEDS/PORT	0	0	14	24			20.10	100	1985	1985	3	20	1,351	
2	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1985	1985	3	44	2,561	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			18,770
TOTAL MARKET OB/XF VALUE			3,912
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			67,682
SOH/AGL Deduction			10,242
ASSESSED VALUE			57,440
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			57,440
TOTAL JUST VALUE			67,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6992	NEW CONSTR	2,178	10/04/1990
3552	H/AC	2,750	10/03/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/522	5/12/2025	WD	Q	I	01	75,000
GRANTOR: MORRIS CURTIS J						
GRANTEE: HARRIS ZACHARY						
2755/484	12/10/2024	WD	U	I	14	40,000
GRANTOR: MORRIS CURTIS JAMES						
GRANTEE: MORRIS DWAYNE E						

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=1993] W7 UST=[YR=1993] N10 W16 S10 BAS=[YR=1993] W12 UOP=[YR=1993] N9 W15 S9 E15\$ W48 S23 E25 FSP=[YR=1993] S12 E33 N12 W19 N2 W5 S2 W9\$ E9 N2 E5 S2 E21 N23\$ E16\$ W16 S23 E23 N23\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,912																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0004	RM	130.00	343.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							