LOT 6
IN OR 1619/1594
2006 MERIT DW/MH

RUNIONS JEFFERY & MARLENE M
540624 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

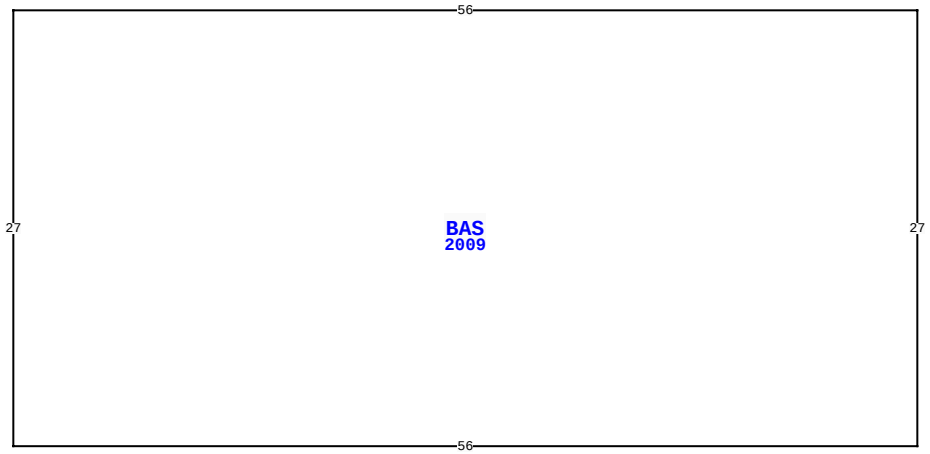
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2009	1,512	84,062
TOTALS	1,512			1,512	84,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	99.28	150,111	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2010 Heated Area: 1512 HX Base Yr 2010



540624 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,062
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		134,062
SOH/AGL Deduction		55,267
ASSESSED VALUE		78,795
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,073
TOTAL JUST VALUE		134,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5180	MH MOVE-ON	0	04/30/2009
M14459	MECH OTHER	0	04/01/2009
P13719	OTHER	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1594	5/13/2009	WD	Q	I	01	154,428
GRANTOR: TS FUNDING INC						
GRANTEE: RUNIONS JEFFERY & M						
1619/1592	3/03/2009	WD	U	I	11	100
GRANTOR: PEACOCK RONALD S & LI						
GRANTEE: TS FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S27 E56 N27$.

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
1	000100	C	RES	100	0004	RM	196.00	343.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS