LOT 7
IN OR 1594/598
FTWD 2001 DW/MH

LINDSEY DONALD & SUSAN
540644 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299C-0007-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

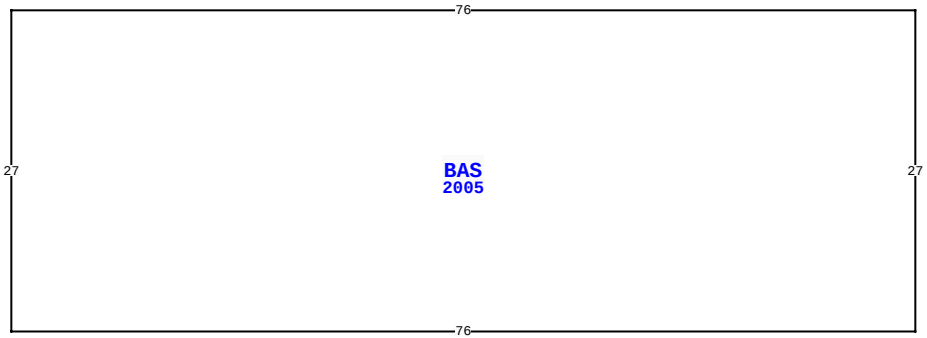
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	94,033
TOTALS	2,052			2,052	94,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	99.62	204,420	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2006 Heated Area: 2052 HX Base Yr 2006



540644 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		94,033
TOTAL MARKET OB/XF VALUE		14,700
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		158,733
SOH/AGL Deduction		72,298
ASSESSED VALUE		86,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,713
TOTAL JUST VALUE		158,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003318	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1594/0598	11/21/2008	WD	Q	I	01	100
GRANTOR: MOOYLE SUSAN A (LINDS						
GRANTEE: LINDSEY DONALD & SU						
1344/0998	8/24/2005	WD	Q	I		102,000
GRANTOR: GREEN BUSH PROPERTIES						
GRANTEE: MOYLE SUSAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0510	GARAGE WD-	0	100	20	28	560.00	SF	35.00	35.00	100	2011	2011	3	60	11,760	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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	186.00	338.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS