

LOT 42
IN OR 973/638
NASSAU VILLAGE 5 UNR

DAVIS MINNIE E
540746 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0042-0000



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	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	52,018
FOP	324	30	1994	97	7,787
FST	100	55	2012	55	4,415
FUS	648	100	1993	648	52,018
SFB	260	80	2012	208	16,697
TOTALS	1,980			1,656	132,935

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	31	12	372.00	SF	35.00		
2	0811	CONCRETE B	0	100	0	0	1,615.00	SF	5.20		
3	0351	CARPORT MT	0	100	21	21	441.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RM	144.00	329.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,656	95.0000	95.00	157,320	1991	1991	0	0	0	15.50	84.50	
1 SINGLE FAM - 100% - 2003 Heated Area: 1504 HX Base Yr 2003													
FST 2012 SFB 2012 BAS 1993 FOP 1994 FUS 1993													
540746 LEM TURNER RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU													

TOTAL OB/XF													
9,285													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		132,935	
TOTAL MARKET OB/XF VALUE		9,285	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		192,220	
SOH/AGL Deduction		87,158	
ASSESSED VALUE		105,062	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		49,340	
TOTAL JUST VALUE		192,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8043	XFOB	3,060	04/29/1992
6006	NEW CONSTR	900	06/21/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0973/0638	3/05/2001	WD	Q	I		70,000	
GRANTOR: LEMON MARY HELEN							
GRANTEE: DAVIS HERBERT L & M							
0456/0593	6/01/1985	WD	U	V		27,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2012] W26 FST=[YR=2012] W10 S10 BAS=[YR=1993] S18 FOP=[YR=1994] S9 E36 N9 W36\$ E36 N18 W36\$ E10 N10 \$ S10 E26 N10\$ PTR=E15 FUS=[YR=1993] E36 S18 W36 N18\$ W15\$.											