LOT 46
NASSAU VILLAGE 5 UNR
IN OR 2411/591

DUTTON-WERTS SHIRLEY/CRIBB DEBRA L
PO BOX 1882
CALLAHAN, FL 32011-1882

2025

37-1N-25-299E-0046-0000

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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

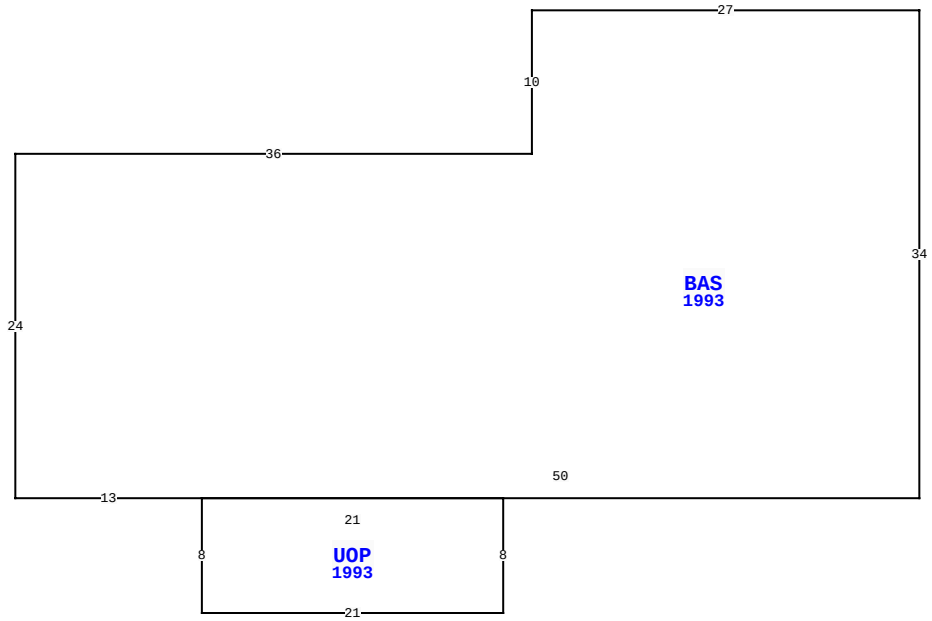
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	139,436
UOP	168	20	1993	34	2,661
TOTALS	1,950			1,816	142,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	96.9000	96.90	175,970	1976	1976	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1782 HX Base Yr 1977



540794 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		142,096
TOTAL MARKET OB/XF VALUE		1,282
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		193,378
SOH/AGL Deduction		106,307
ASSESSED VALUE		87,071
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		31,349
TOTAL JUST VALUE		193,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2411/0591	11/23/2020	QC	U	I	11	100
GRANTOR: WERTS SHIRLEY J						
GRANTEE: DUTTON-WERTS SHIRLE						
0246/0524	8/01/1977	WD	U	I		3,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S10 W36 S24 E13 UOP=[YR=1993] S8 E21 N8 W21$ E50 N34 $.

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	1242	WD DECK A	0	100	0	0	378.00	SF	10.00	10.00	100	2005	2005	3	22	832	
2	0475	VF 4 SBPL	0	100	0	0	48.00	LF	14.00	14.00	100	2000	2000	3	48	323	
3	0469	VF LATTIC	0	100	0	0	48.00	SF	5.50	5.50	100	2000	2000	3	48	127	

LAND DESCRIPTION

TOTAL OB/XF 1,282

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	0006	RM	120.00	357.00	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