LOT 47 R278190 & R278191
IN OR 512 PG 205
NASSAU VILLAGE 5 UNR

RUANE NANCY D
540804 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	02	Quality Level 02

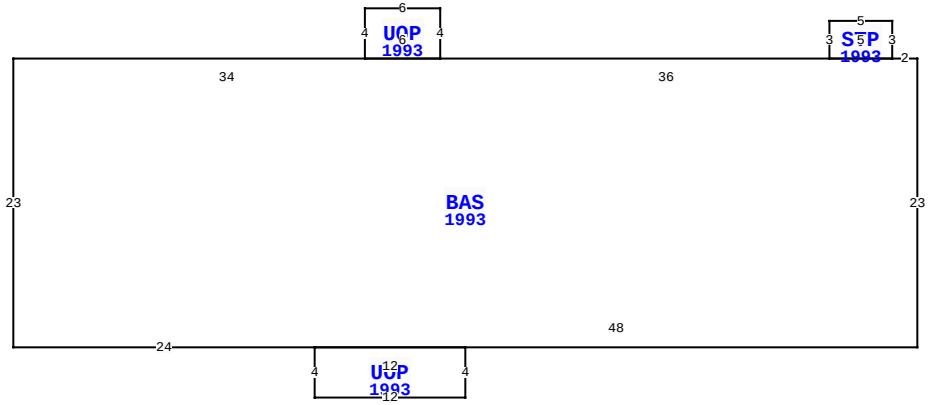
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1993	1,656	32,828
STP	15	10	1993	2	40
UOP	24	25	1993	6	119
UOP	48	25	1993	12	238
TOTALS	1,743			1,676	33,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,676	82.6000	66.08	110,750	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1656 HX Base Yr



540804 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,225
TOTAL MARKET OB/XF VALUE		1,522
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		84,747
SOH/AGL Deduction		50,726
ASSESSED VALUE		34,021
TOTAL EXEMPTION VALUE	WX HX HB	30,000
BASE TAXABLE VALUE		4,021
TOTAL JUST VALUE		84,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0512/0205	3/05/1987	WD	U	I		48,500
GRANTOR: RAULERSON LESLIE & M						
GRANTEE: RUANE WM T & NANCY						
0306/0115	12/01/1979	WD	Q	I		28,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2STP=[YR=1993] N3W5 S3 E5$ W36 UOP=[YR=1993] N4 W6 S4 E6$ W34 S23 E24 UOP=[YR=1993] S4 E12 N4 W12$ E48 N23$.

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	0940	SHEDS/PORT	0	100	8	20	160.00	SF	18.30	18.30	100	1973	1973	3	20	586	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	19.50	19.50	100	1990	1990	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 1,522

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	0.00	0.00	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