LOT 48
IN OR 2372/350
R583626 & R583627 & R583628

KELLY MICHAEL
540814 LEM TURNER RD
CALLAHAN, FL 32011

**2025**

**37-1N-25-299E-0048-0000**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

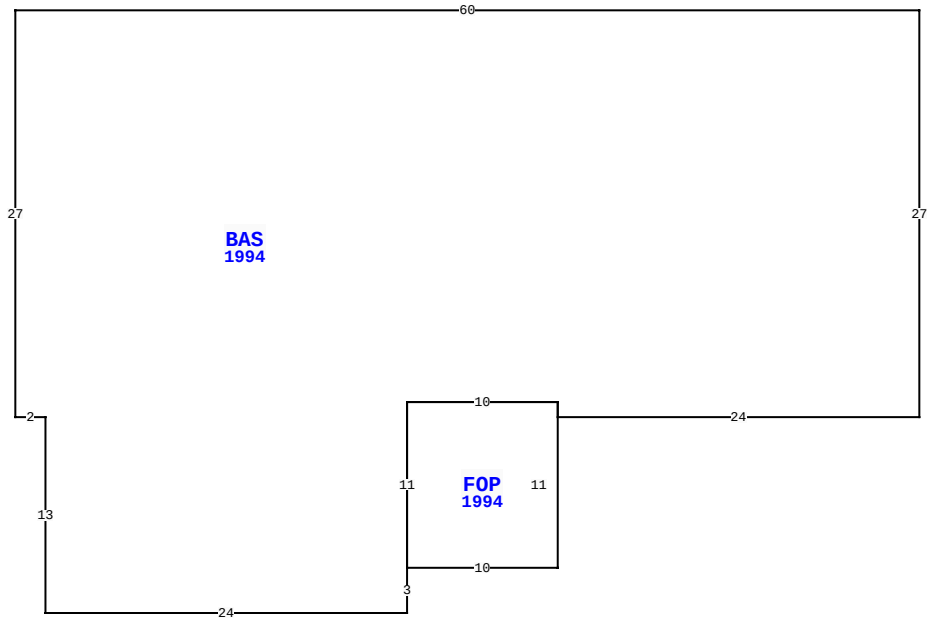
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,922 | 100 | 1994 | 1,922 | 57,441 |
| FOP | 110 | 30 | 1994 | 33 | 986 |
| TOTALS | 2,032 | | | 1,955 | 58,427 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,955 | 117.2000 | 99.62 | 194,757 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 1922 HX Base Yr 2019




540814 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 | | 58,427 |
| TOTAL MARKET OB/XF VALUE | | 7,496 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 115,923 |
| SOH/AGL Deduction | | 31,381 |
| ASSESSED VALUE | | 84,542 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 33,820 |
| TOTAL JUST VALUE | | 115,923 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 104,169 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 93300 | MH MOVE-ON | 32,000 | 01/01/1994 |
| 8228 | REPAIR/RRF | 2,500 | 07/06/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2372/0350 | 6/30/2020 | QC | U | I | 11 | 100 |
| GRANTOR: COOK SHARON N/K/A SHA | | | | | | |
| GRANTEE: KELLY MICHAEL A | | | | | | |
| 2201/0893 | 6/05/2018 | QC | U | I | 11 | 100 |
| GRANTOR: GAY CAROL | | | | | | |
| GRANTEE: KELLY MICHAEL ET AL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E2 S13 E24 N3 FOP=[YR=1994] E10 N11 W10 S11$ N11 E10 S1 E24 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 30 | 720.00 | SF | 35.00 | 35.00 | 100 | 1987 | 1987 | 3 | 20 | 5,040 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1994 | 1994 | 3 | 74 | 1,480 | |
| 3 | 0752 | USP | 0 | 100 | 4 | 8 | 32.00 | SF | 15.00 | 15.00 | 100 | 1994 | 1994 | 3 | 20 | 96 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 880 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,496

| 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 | | RM | 122.00 | 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