LOT 49
IN OR 2116/1167
NASSAU VILLAGE 5 UNR

ROGERS IRA CLINTON JR & JANICE LEE
540824 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0049-0000

BUILDING CHARACTERISTICS

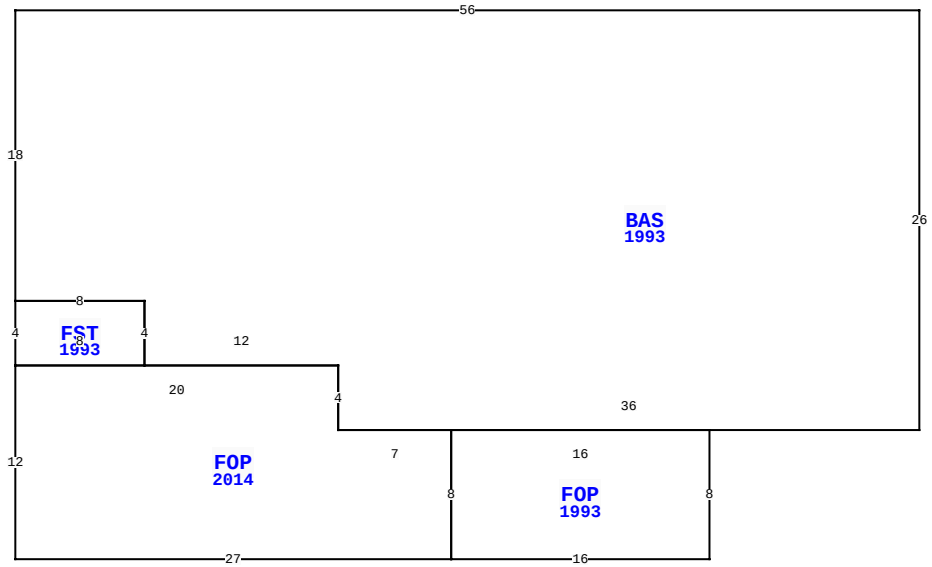
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,344	100	1993	1,344	163,136
FOP	128	30	1993	38	4,613
FOP	296	30	2014	89	10,803
FST	32	55	1993	18	2,185
TOTALS	1,800			1,489	180,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,489	115.6680	152.68	227,341	1973	2000	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2018 Heated Area: 1344 HX Base Yr 2018



540824 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		180,736
TOTAL MARKET OB/XF VALUE		20,171
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,907
SOH/AGL Deduction		94,618
ASSESSED VALUE		156,289
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		100,567
TOTAL JUST VALUE		250,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10450	GARAGE	10,560	11/01/2002
R4558	REPAIR/RRF	250	11/01/2002
R981113	REPAIR/RRF	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/1167	4/12/2017	WD	Q	I	01	168,000
GRANTOR: THOMPSON RHONDA G						
GRANTEE: ROGERS IRA CLINTON						
2019/1080	12/15/2015	SW	Q	I	01	139,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: THOMPSON RHONDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S18 FST=[YR=1993] S4 FOP=[YR=2014] S12 E27 FOP=[YR=1993] E16 N8 W16 S8$ N8 W7 N4 W20$ E8 N4 W8 $ E8 S4 E12 S4 E36 N26$.

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	0511	GARAGE CB-	0	100	25	25	625.00	SF	32.00	32.00	100	1985	1985	3	44	8,800	
2	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	2003	2003	3	30	3,360	
3	0811	CONCRETE B	0	100	0	0	1,336.00	SF	5.20	5.20	100	2002	2002	3	80	5,558	
4	0820	WOOD WALK	0	100	0	0	522.00	SF	11.75	11.75	100	2002	2002	3	40	2,453	

LAND DESCRIPTION

TOTAL OB/XF 20,171

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	128.00	337.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS