LOT 50
IN OR 2777/452
NASSAU VILLAGE 5 UNR

HORTON LOGAN A
540864 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299E-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

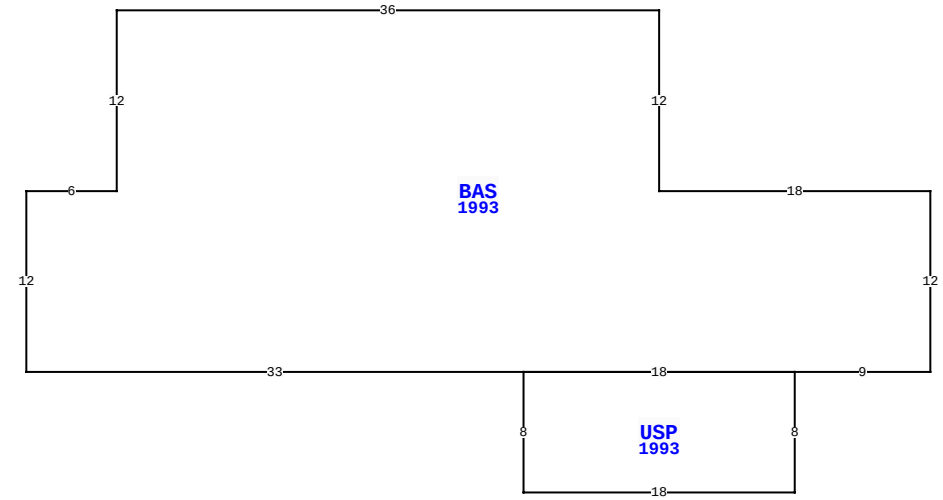
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,152	100	1993	1,152	28,671
USP	144	50	1993	72	1,792
TOTALS	1,296			1,224	30,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	103.7000	82.96	101,543	1970	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1152 HX Base Yr



540864 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	30,463
TOTAL MARKET OB/XF VALUE	2,046
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	82,509
SOH/AGL Deduction	1,368
ASSESSED VALUE	81,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,141
TOTAL JUST VALUE	82,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,765

BLOCK SHED + POLE SHED ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5677	REPAIR/RRF	3,276	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/452	3/24/2025	WD	Q	I	01	100,000
GRANTOR: RIDGWAY LINDA C						
GRANTEE: HORTON LOGAN A						
2774/947	3/09/2025	QC	U	I	11	100
GRANTOR: RIDGWAY LINDA CHRISTI						
GRANTEE: RIDGWAY LINDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 N12 W36 S12 W6 S12 E33 E18 E9 N12 $
USP=[YR=1993;ORIG=-27,12] S8 E18 N8 W18 $
.

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	0	16	16	256.00	SF	20.10	20.10	100	1975	1975	3	20	1,029	
2	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	100	1980	1980	3	30	499	
3	0681	POLE SHED	0	0	16	9	144.00	SF	15.00	15.00	100	1997	1997	3	24	518	

LAND DESCRIPTION

TOTAL OB/XF 2,046

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	0	0004	RM	130.00	335.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/21/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS