

TRACT 1
(EX OR 2250/1852)
NASSAU VILLAGE WEST PB 5/23

SHELFER JOE M JR
540527 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0001-0000



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 60			
Interior Floo	08	SHT VINYL 40			
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	03	Quality Level 03			
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	1,720	100	1993	1,720	176,517
FGR	720	55	1993	396	40,640
UOP	228	20	1993	46	4,721
TOTALS	2,668			2,162	221,877

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,162	120.5400	159.11	343,996	1973	1973	0	0	35.50	64.50
1 SNGL FAM - 100% - 2020						Heated Area: 1720		HX Base Yr 2020			

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																						VALUATION BY					STANDARD					
																						Tax Group: 6					Tax Dist:					
																						BUILDING MARKET VALUE					221,877					
																						TOTAL MARKET OB/XF VALUE					21,948					
																						TOTAL LAND VALUE - MARKET					50,000					
																						TOTAL MARKET VALUE					293,825					
																						SOH/AGL Deduction					117,875					
																						ASSESSED VALUE					175,950					
																						TOTAL EXEMPTION VALUE					HX HB		50,722			
																						BASE TAXABLE VALUE					125,228					
																						TOTAL JUST VALUE					293,825					
																						NCON VALUE					0					
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE					279,272					
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																										
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