TRACT 2
NASSAU VILLAGE WEST PB 5/23

HENDERSON SCOTT M & MELINDA ROSE
540539 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

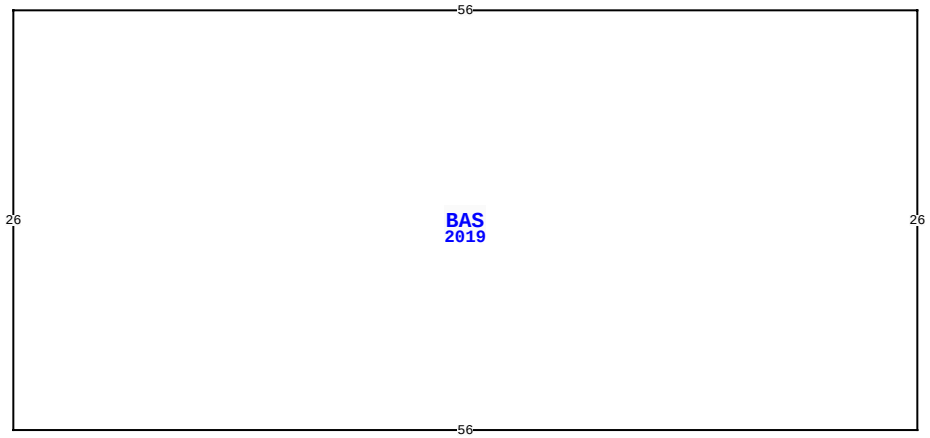
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2019	1,456	144,331
TOTALS	1,456			1,456	144,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	125.4000	106.59	155,195	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 2023 Heated Area: 1456 HX Base Yr



540539 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	144,331
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	194,331
SOH/AGL Deduction	1,732
ASSESSED VALUE	192,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,599
TOTAL JUST VALUE	194,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011259	CO ISSUED	0	12/02/2019
19011259	MH MOVE-ON	0	10/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/1953	7/22/2022	WD	Q	I	01	205,000
GRANTOR: JAX FREEDOM HOME BUYE						
GRANTEE: HENDERSON SCOTT MUN						
2558/1678	4/21/2022	WD	U	I	37	115,000
GRANTOR: COKER SHENEA N & MICH						
GRANTEE: JAX FREEDOM HOME BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S26 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/24/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS