TRACT 64
NASSAU VILLAGE WEST PB 5/23

SMITH DOUGLAS HUNTER & TAYLOR LYNN
540605 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0064-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	06	BD/BATTEN 10
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

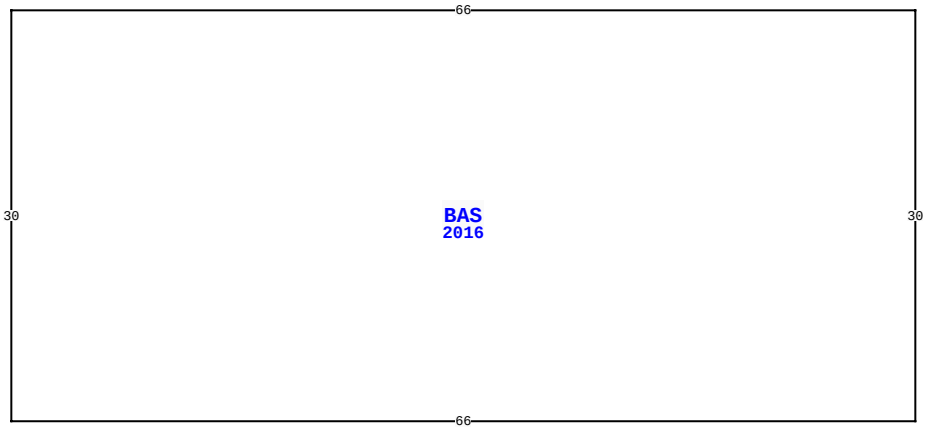
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2016	1,980	186,453
TOTALS	1,980			1,980	186,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	138.4800	117.71	233,066	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2022 Heated Area: 1980 HX Base Yr 2022



540605 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		186,453
TOTAL MARKET OB/XF VALUE		11,880
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		248,333
SOH/AGL Deduction		48,436
ASSESSED VALUE		199,897
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,175
TOTAL JUST VALUE		248,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165741	CO ISSUED	0	08/09/2016
MH165741	MH MOVE-ON	0	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0995	3/04/2021	WD	Q	I	01	205,000
GRANTOR: BENNETT JOSEPH L & FE						
GRANTEE: SMITH DOUGLAS HUNTE						
2044/1255	5/05/2016	WD	U	I	37	29,000
GRANTOR: PORTER JOHN II						
GRANTEE: BENNETT JOSEPH L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S30 E66 N30$.

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	0812	CONCRETE C	0	100	600	10	6,000.00	SF	4.00	4.00	100	1987	1987	3	49.5	11,880	

LAND DESCRIPTION

TOTAL OB/XF 11,880

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	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS