TRACT 65
NASSAU VILLAGE WEST PB 5/23

SALING BAZIL
5008 BRIDGEWATER CIRCLE
JACKSONVILLE, FL 32207

2025

37-1N-25-299F-0065-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

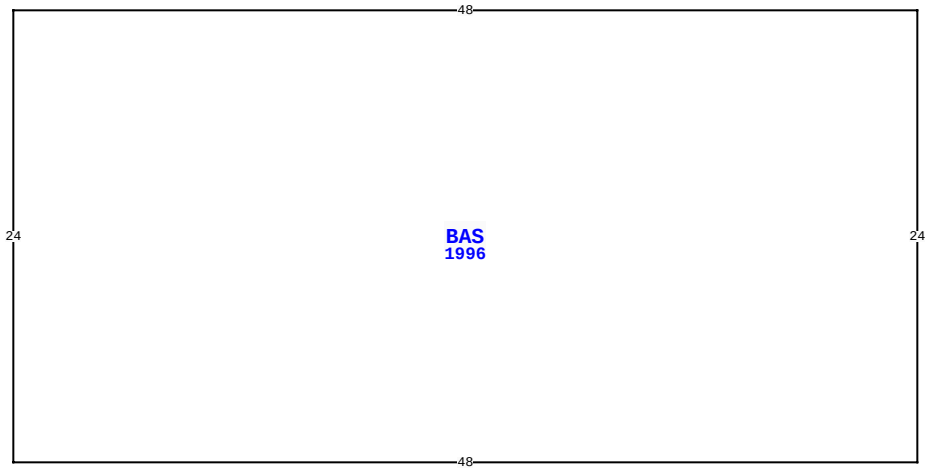
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	27,003
TOTALS	1,152			1,152	27,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,152	117.2000	93.76	108,012	1985	1985	0	0	5	70.00	25.00

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



540619 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	27,003
TOTAL MARKET OB/XF VALUE	2,176
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	79,179
SOH/AGL Deduction	20,435
ASSESSED VALUE	58,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,744
TOTAL JUST VALUE	79,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1362	3/07/2019	WD	Q	I	01	40,000
GRANTOR: FILKOFF LARRY						
GRANTEE: SALING BAZIL						
2033/0248	4/14/2014	QC	U	I	11	15,000
GRANTOR: MCVEY JEANNIE						
GRANTEE: FILKOFF LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	27	216	

LAND DESCRIPTION

TOTAL OB/XF 2,176

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	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