

TRACT 67
IN OR 2129/1691
NASSAU VILLAGE WEST PB 5/23

CASHWELL RONDY S & CRISTIN M
540643 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,526	100	1993	2,526	236,986
FGR	462	55	1993	254	23,830
FOP	128	30	1993	38	3,565
FST	72	55	1993	40	3,753
UOP	390	20	1993	78	7,318

TOTALS	3,578			2,936	275,452
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	4,578.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	624.00	SF	7.25
5	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00
6	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	150.00	295.00	1.00

REVIEW DATE	01/16/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	108.1000	142.69	418,938	1973	1978	0	0	0	34.25	65.75
1 SNGL FAM - 100% - 2018												
Heated Area: 2526												
HX Base Yr 2018												

540643 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6	1,106	
2	0812	CONCRETE C	0	100	0	0	4,578.00	SF	4.00	4.00	100	1977	1977	3	27	4,944	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	1974	1974	3	20	7,616	
4	0845	KOOL DECK	0	100	0	0	624.00	SF	7.25	7.25	100	1974	1974	3	24	1,086	
5	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00	10.00	100	2024	2019		82	4,264	
6	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2024	2022		93	6,026	

TOTAL OB/XF										25,042							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RM	150.00	295.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				275,452	
TOTAL MARKET OB/XF VALUE				25,042	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				350,494	
SOH/AGL Deduction				148,285	
ASSESSED VALUE				202,209	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				151,487	
TOTAL JUST VALUE				350,494	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				333,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4098	N/A	4,100	05/14/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2129/1691	6/16/2017	WD	Q	V	01
GRANTOR: DANIEL TONY W & ALENE					
GRANTEE: CASHWELL RONDY S &					
1706/1740	9/30/2010	WD	Q	I	02
GRANTOR: KALEEL WINIFRED A					
GRANTEE: DANIEL TONY W & ALE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W29 UOP=[YR=1993] N13 W30 S13 E30\$ W61 S12					
FGR=[YR=1993] S22 E21 FST=[YR=1993] E8 FOP=[YR=1993] S4 E32					
N4 W32\$ N9 W8 S9\$ N22 W21\$ E21 S13 E8 S9 E61 N34\$.					