TRACT 70
NASSAU VILLAGE WEST PB 5/23

RIVERA-RAMOS LUISANA/RAMOS JOSE
540685 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0070-0000

BUILDING CHARACTERISTICS

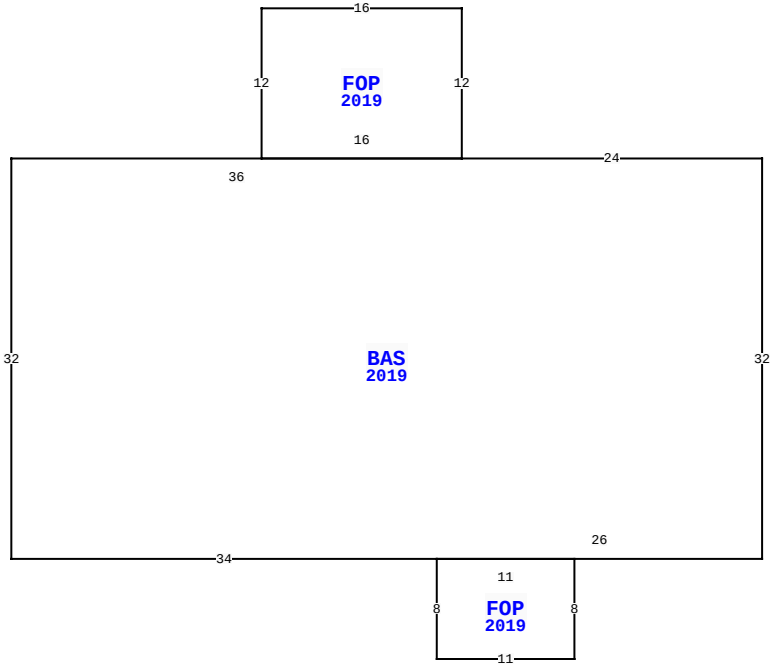
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,920	100	2019	1,920	249,726
FOP	88	30	2019	26	3,382
FOP	192	30	2019	58	7,544
TOTALS	2,200			2,004	260,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	100.5480	132.72	265,971	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2025 Heated Area: 1920 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

540685 LEM TURNER RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,652
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		310,652
SOH/AGL Deduction		44,830
ASSESSED VALUE		265,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,100
TOTAL JUST VALUE		310,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003808	NEW CONSTR	234,068	06/01/2018
E11421	CHNGE SRVC	0	07/01/2003
MH3887	MH MOVE-ON	0	07/01/2002
P5835	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2724/98	7/08/2024	WD	Q	I	01	375,000
GRANTOR: TURNER GEORGE A & DEB						
GRANTEE: RIVERA-RAMOS LUISAN						
2158/1911	11/15/2017	PR	Q	V	02	37,000
GRANTOR: FIORE MARJORIE L P/R						
GRANTEE: TURNER GEROGE A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] N12 W16 S12 E16$ W36 S32 E34
FOP=[YR=2019] S8 E11 N8 W11$ E26 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	291.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/08/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS