TRACT 72
NASSAU VILLAGE WEST PB 5/23

WADDELL RAYMOND K & MELINDA J
540711 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

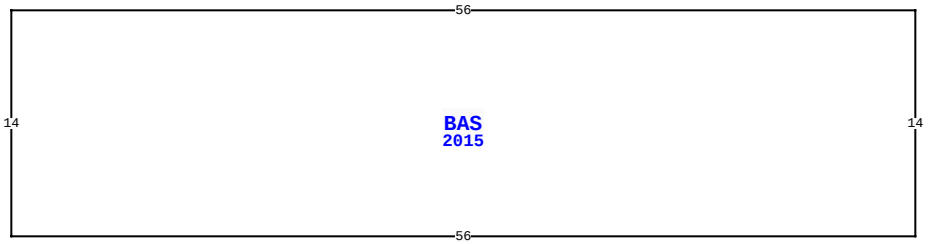
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2015	784	25,423
TOTALS	784			784	25,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	109.0000	92.65	72,638	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2023 Heated Area: 784 HX Base Yr 2023



540711 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,423
TOTAL MARKET OB/XF VALUE		2,694
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		78,117
SOH/AGL Deduction		2,301
ASSESSED VALUE		75,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,094
TOTAL JUST VALUE		78,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5130	CO ISSUED	0	10/03/2008
M14120	MECH OTHER	0	09/01/2008
P13457	OTHER	0	09/01/2008
6121	CHNGE SRVC	185	08/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1814	8/11/2022	WD	Q	I	01	78,000
GRANTOR: SMITH CLAUDE DAVID &						
GRANTEE: WADDELL RAYMOND KEI						
2019/1096	12/16/2015	WD	Q	I	01	52,000
GRANTOR: LYDA RHONDA D						
GRANTEE: SMITH CLAUDE DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S14 E56 N14$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.00	18.00	100	2008	2008	3	31	1,339	
2	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2008	2008	3	31	580	
3	1242	WD DECK A	0	100	10	9	90.00	SF	10.00	10.00	100	2008	2008	3	31	279	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2008	2008	3	31	496	

LAND DESCRIPTION

TOTAL OB/XF 2,694

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	291.00	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