TRACT 73
IN OR 1805/562
R107523 & R107524

TOMPKINS GREG & CHRISTINA M
540727 LEM TURNER RD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

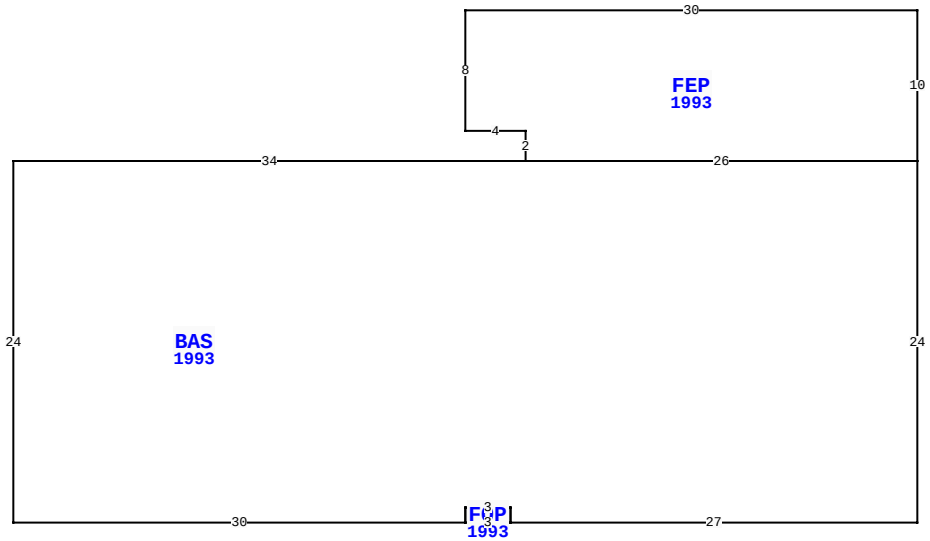
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	1993	1,437	40,558
FEP	292	85	1993	248	7,000
FOP	3	30	1993	1	28
TOTALS	1,732			1,686	47,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,686	117.6000	94.08	158,619	1977	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1685 HX Base Yr



540727 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	47,586
TOTAL MARKET OB/XF VALUE	5,203
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	102,789
SOH/AGL Deduction	27,385
ASSESSED VALUE	75,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,404
TOTAL JUST VALUE	102,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25251	CHNGE SRVC	0	08/01/2012
E25276	CHNGE SRVC	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1805/0562	7/27/2012	WD	U	I	12	30,000
GRANTOR: FANNIE MAE						
GRANTEE: TOMPKINS GREG & CHR						
1781/0551	3/02/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W30 S8 E4 S2 BAS=[YR=1993] W34 S24 E30
FOP=[YR=1993] E3 N1 W3 S1$ N1 E3 S1 E27 N24 W26$ E26 N10$.

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	0	0	0	2,351.00	SF	4.00	4.00	100	1987	1987	3	49.5	4,655	
2	1242	WD DECK A	0	0	0	0	274.00	SF	10.00	10.00	100	1995	1995	3	20	548	

LAND DESCRIPTION

TOTAL OB/XF 5,203

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	0004	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