TRACT 118
IN OR 2148/1448
NASSAU VILLAGE WEST PB 5/23

MARTINEZ LEANNE M/NYE SHERRY A
54908 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

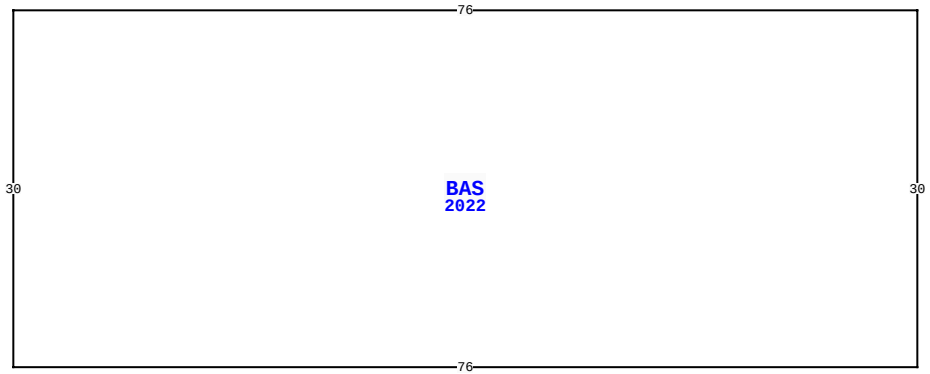
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2022	2,280	148,032
TOTALS	2,280			2,280	148,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	123.2000	104.72	238,762	2009	2009	0	0	0	38.00	62.00

2 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



540955 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	148,032
TOTAL MARKET OB/XF VALUE	3,646
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	201,678
SOH/AGL Deduction	16,804
ASSESSED VALUE	184,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,874
TOTAL JUST VALUE	201,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5106	CO ISSUED	0	09/03/2008
M14030	MECH OTHER	0	07/01/2008
P13388	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2148/1448	11/09/2016	WD	U	I	11	100
GRANTOR: NYE SHERRY A						
GRANTEE: NYE SHERRY A & LEAN						
1049/0659	4/12/2002	WD	Q	I	02	52,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: NYE KENNETH & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

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	0	12	18	216.00	SF	12.00	12.00	100	1984	1984	3	20	518	
2	0940	SHEDS/PORT	0	0	16	9	144.00	SF	15.00	15.00	100	1972	1972	3	20	432	
3	0351	CARPORT MT	0	0	20	12	240.00	SF	5.00	5.00	100	1989	1989	3	20	240	
4	0350	CARPORT WD	0	0	22	12	264.00	SF	9.88	9.88	100	1995	1995	3	20	522	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	2003	2003	3	20	936	
6	0810	CONCRETE A	0	0	30	8	240.00	SF	6.50	6.50	100	1993	1993	3	64	998	

LAND DESCRIPTION

TOTAL OB/XF 3,646

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	182.00	240.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/01/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS