BLOCK 1 LOT 2
IN OR 1269/426
SHEFFIELD VILLAGE PB 5/28 & 29

NIX JAMES D & JANET
540325 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

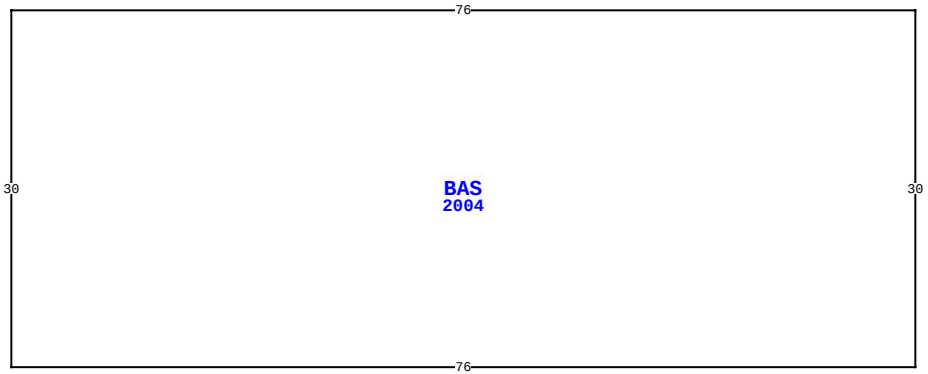
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	123,753
TOTALS	2,280			2,280	123,753

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	122.8000	104.38	237,986	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 2280 HX Base Yr 2005



540325 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		123,753
TOTAL MARKET OB/XF VALUE		7,578
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		181,331
SOH/AGL Deduction		75,246
ASSESSED VALUE		106,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,363
TOTAL JUST VALUE		181,331
NCON VALUE		6,046
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4467	MH MOVE-ON	0	09/20/2004
7231	MH MOVE-ON	3,000	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/0426	10/27/2004	WD	Q	I	06	100
GRANTOR: POLITANO RUTH M						
GRANTEE: NIX JAMES & JANET						
0540/1174	4/14/1988	WD	Q	V		17,000
GRANTOR: H M S AMELIA INC						
GRANTEE: POLITANO ANTHONY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 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	0680	POLE SHED	0	100	20	26	520.00	SF	10.00	10.00	100	1990	1990	3	20	1,040	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1989	1989	3	20	2,800	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	
4	1243	WD DECK F	0	100	12	8	96.00	SF	8.00	8.00	100	1995	1995	3	20	154	
5	0351	CARPORT MT	0	100	18	18	324.00	SF	3.50	3.50	100	1995	1995	3	20	227	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 7,578

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS