



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	03	MASONRY 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	72	100	1993	72	5,316
BAS	1,536	100	1993	1,536	113,422
FCP	780	25	2012	195	14,400
FOP	85	30	1993	26	1,920
FOP	528	30	1996	158	11,667
UDG	1,664	55	1993	915	67,566
UGR	325	45	1993	146	10,781

TOTALS	4,990			3,048	225,072
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0680	POLE SHED	0	100	21	24	504.00	SF	15.00		
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20		
3	0812	CONCRETE C	0	100	0	0	5,771.00	SF	4.00		
4	0510	GARAGE WD-	0	100	37	21	777.00	SF	35.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	3.03	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,048	94.6680	94.67	288,554	1959	1980		0	0	22.00	78.00
1 SINGLE FAM - 100% - 0 Heated Area: 1608 HX Base Yr												
24 22 22 12 6 23 28 20 17 5 13 25 14 6 24 24 13 20 13 5 FOP 1996 BAS 1993 UGR 1993 FOP 1993 BAS 1993 52 15 15 52 32 32 52 FCP 2012 UDG 1993												

541289 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
23,045												

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						225,072					
TOTAL MARKET OB/XF VALUE						23,045					
TOTAL LAND VALUE - MARKET						90,900					
TOTAL MARKET VALUE						339,017					
SOH/AGL Deduction						121,795					
ASSESSED VALUE						217,222					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						166,500					
TOTAL JUST VALUE						339,017					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						294,541					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001534	REPAIR/RRF	17,650	02/02/2020
B1326992	XF0B	2,400	03/01/2013
B9603326	REPAIR/RRF	2,400	09/01/1996
8209	MH MOVE-ON	20,000	06/18/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0761/1176	5/31/1996	WD	Q	I	06	33,600	
GRANTOR: BRANDIES THOMAS M JR							
GRANTEE: BRANDIES THOMAS M J							
0306/0617	12/01/1979	WD	Q	V		19,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1996] W24 S22 BAS=[YR=1993] W12 S6 BAS=[YR=1993] W23 S28 E29 FOP=[YR=1993] S5 E17 UGR=[YR=1993] E13 N25 W13 S25\$N5 W17\$ E17 N20 E13 N14 W24 S6 W12\$ E12 N6\$ E24 N22\$ PTR=E75 FCP=[YR=2012] W52 S15 UDG=[YR=1993] S32 E52 N32 W52\$ E52 N15\$W75\$.											