PT LOTS 6 & 9 IN OR 516/643
A E OGILIVIE ESTATE SUB
PBK 1/32

BARNES EDD F
541201 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0010-0030

BUILDING CHARACTERISTICS

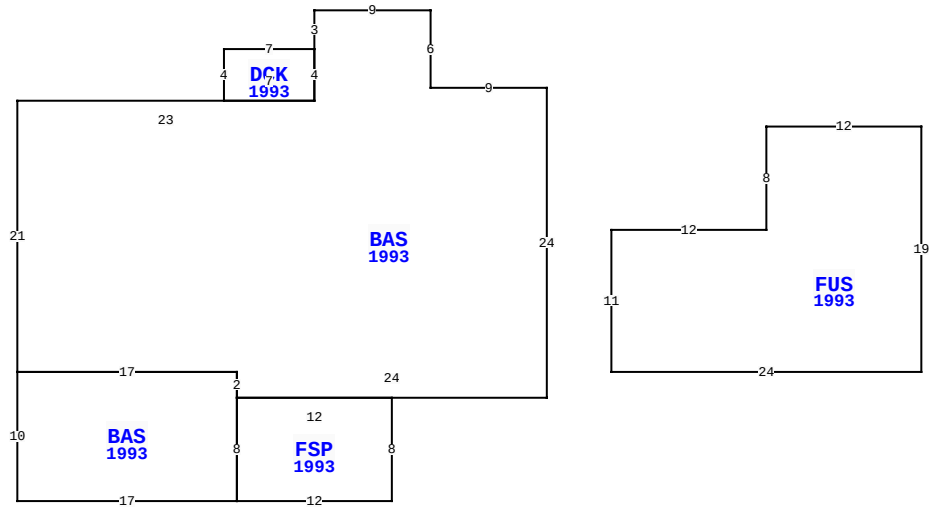
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	170	100	1993	170	16,694
BAS	981	100	1993	981	96,331
DCK	28	10	1993	3	295
FSP	96	40	1993	38	3,731
FUS	360	100	1993	360	35,351
TOTALS	1,635			1,552	152,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,552	114.8520	114.85	178,247	1984	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 0 Heated Area: 1511 HX Base Yr



541201 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		152,401
TOTAL MARKET OB/XF VALUE		5,601
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		278,002
SOH/AGL Deduction		159,513
ASSESSED VALUE		118,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,767
TOTAL JUST VALUE		278,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0516/0643	5/01/1987	QC	U	I		100
GRANTOR: WILLIAMS PEARL						
GRANTEE: BARNES EDD F						
0488/0103	4/01/1986	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 N6 W9 S3 S4 W23 S21 E17 S2 E24 N24 $
FUS=[YR=1993;ORIG=5,11] E12 N8 E12 S19 W24 N11 $
BAS=[YR=1993;ORIG=-41,22] S10 E17 N8 N2 W17 $
FSP=[YR=1993;ORIG=-24,32] E12 N8 W12 S8 $
DCK=[YR=1993;ORIG=-18,-3] W7 S4 E7 N4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0350	CARPORT WD	0	100	22	22	484.00	SF	8.58	8.58	100	1995	1995	3	20	831	
3	0200	BARN WD 0-	1	100	36	20	720.00	SF	20.00	20.00	20	2024	2000		20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 5,601

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	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS