PT LOT 6 IN OR 2063/77
A E OGILIVIE ESTATE SUB
PBK 1/32

BRIDGE ROGER A L/E/
541177 LEM TURNER RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

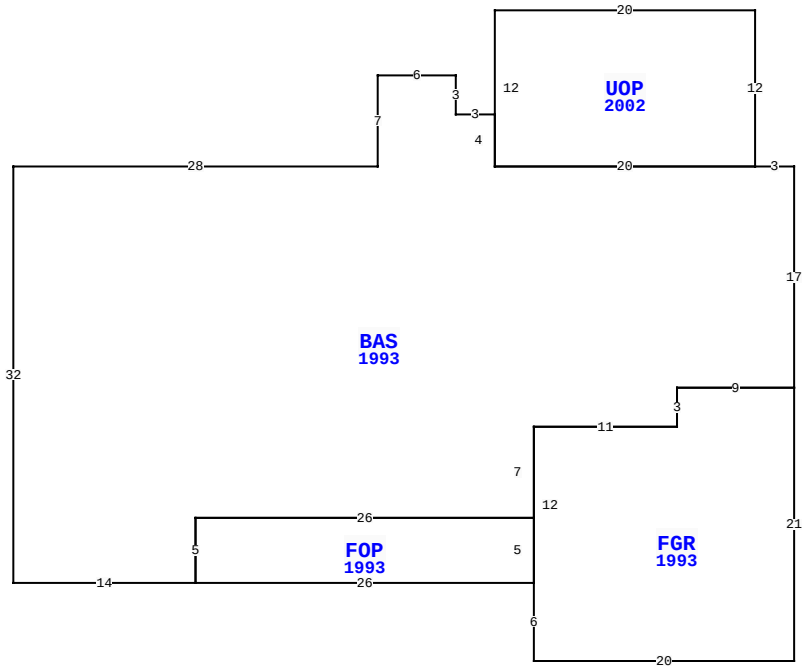
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,577	100	1993	1,577	164,097
FGR	387	55	1993	213	22,164
FOP	130	30	1993	39	4,058
UOP	240	20	2002	48	4,994
TOTALS	2,334			1,877	195,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	97.0200	128.07	240,387	1992	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 1577 HX Base Yr



541177 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,314
TOTAL MARKET OB/XF VALUE		11,524
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		254,538
SOH/AGL Deduction		142,299
ASSESSED VALUE		112,239
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		56,517
TOTAL JUST VALUE		254,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007865	REPAIR/RRF	7,825	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/0077	7/29/2016	QC	U	I	11	33,400
GRANTOR: BRIDGE ROGER A & ROBI						
GRANTEE: BRIDGE ROGER A & RO						
0785/1264	2/25/1997	QC	Q	I	06	36,000
GRANTOR: BRIDGE ROGER A & ROBI						
GRANTEE: BRIDGE ROBIN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=2002] N12 W20 S12 E20 $ W20 N4 W3 N3 W6 S7 W28 S32 E14 FOP=[YR=1993] E26 FGR=[YR=1993] S6 E20 N21 W9 S3 W11 S12 $ N5 W26 S5 $ N5 E26 N7 E11 N3 E9 N17 $.

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	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1992	1992	3	62	1,668	
2	0812	CONCRETE C	0	100	0	0	3,385.00	SF	4.00	4.00	100	1993	1993	3	64	8,666	
3	0940	SHEDS/PORT	0	100	22	12	264.00	SF	19.50	19.50	100	2001	2001	3	20	1,030	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 11,524

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	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS