PT LOT 6 IN OR 2133/1935
A E OGILIVIE ESTATE SUB
PBK 1/32

TAYLOR ROBERT EDWARD
541123 LEM TURNER RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0010-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

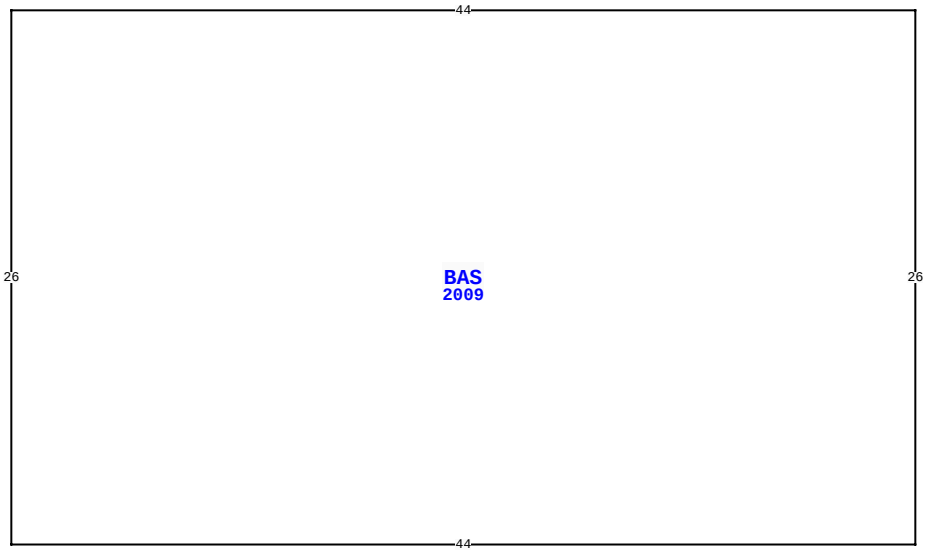
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2009	1,144	59,969
TOTALS	1,144			1,144	59,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	128.4800	109.21	124,936	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2019 Heated Area: 1144 HX Base Yr 2019



541123 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		124,513
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		91,500
TOTAL MARKET VALUE		224,663
SOH/AGL Deduction		82,332
ASSESSED VALUE		142,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,609
TOTAL JUST VALUE		224,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530992	GARAGE	49,137	08/01/2015
E10454	NEW CONSTR	0	11/20/2002
M6541	H/AC	0	11/20/2002
MH3983	MH MOVE-ON	0	11/08/2002
P6178	NEW CONSTR	0	11/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/1935	7/07/2017	QC	U	I	11	100
GRANTOR: TAYLOR MARY E						
GRANTEE: TAYLOR ROBERT EDWAR						
1925/1416	6/20/2014	WD	U	I	12	33,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: TAYLOR MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S26 E44 N26$.

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	0300	BOAT DCK W	0	100	0	0	80.00	SF	40.00	40.00	100	2007	2007	3	44	1,408	
2	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	2014	2014	3	60	384	
3	1242	WD DECK A	0	100	0	0	120.00	SF	10.00	10.00	100	2014	2014	3	60	720	
4	0810	CONCRETE A	0	100	0	0	994.00	SF	6.50	6.50	100	2016	2016	3	95	6,138	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	3.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	91,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.05 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 07/30/2025 BY SYS

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PBK 1/32

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2025

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BUILDING CHARACTERISTICS

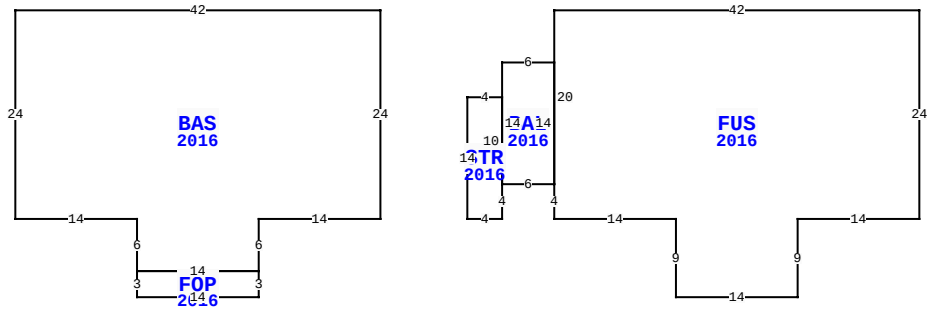
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAL	84	15	2016	13	372
BAS	1,092	100	2016	1,092	31,214
FOP	42	30	2016	13	372
FUS	1,134	100	2016	1,134	32,414
STR	56	10	2016	6	171
TOTALS	2,408			2,258	64,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,258	83.9615	31.07	70,156	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2019 Heated Area: 2226 HX Base Yr 2019



541123 LEM TURNER RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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1925/1416	6/20/2014	WD	U	I	12	33,500
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: TAYLOR MARY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W42 S24 E14 S6 FOP=[YR=2016] S3 E14 N3 W14$ E14 N6 E14 N24$ PTR=E20 FUS=[YR=2016] E42 S24 W14 S9 W14 N9 W14 N4 BAL=[YR=2016] W6 STR=[YR=2016] S4 W4 N14 E4 S10$ N14 E6S14$ N20 $ W20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.05 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 07/30/2025 BY SYS