PT LOT 6 IN OR 2175/1602
A E OGILIVIE ESTATE SUB
PBK 1/32

YOACHUM SKYLAR C & DANA
541061 LEM TURNER RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0010-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

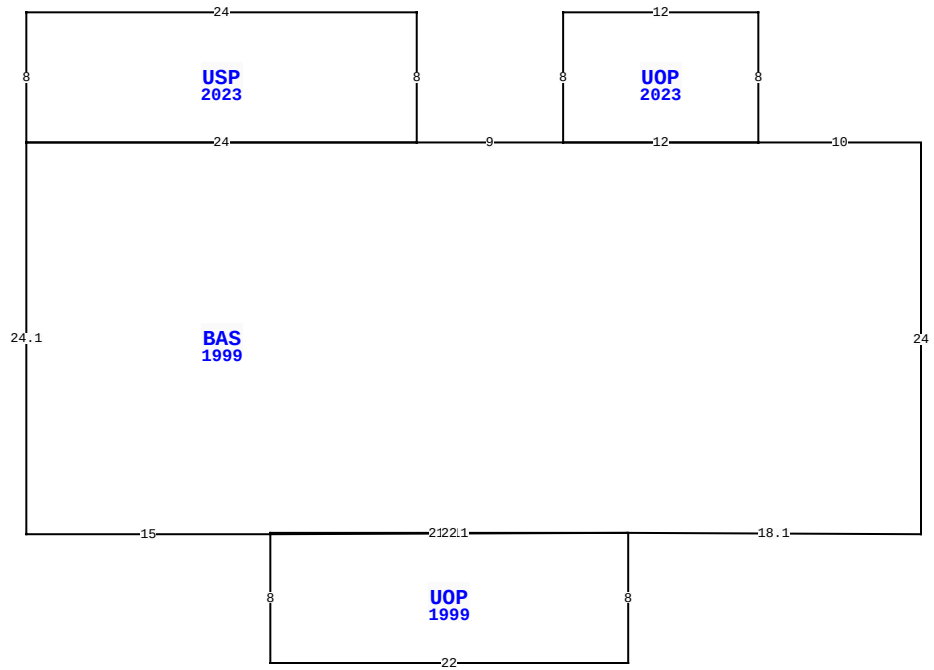
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,323	100	1999	1,323	73,157
UOP	176	25	1999	44	2,433
UOP	96	25	2023	24	1,327
USP	192	50	2023	96	5,308
TOTALS	1,787			1,487	82,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,487	115.2000	92.16	137,042	1983	2008	0	0	0	40.00	60.00

1 M/H 93- – 100% - 2020 Heated Area: 1323 HX Base Yr 2020



541061 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		82,225
TOTAL MARKET OB/XF VALUE		3,267
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		163,192
SOH/AGL Deduction		72,198
ASSESSED VALUE		90,994
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,272
TOTAL JUST VALUE		163,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,319

1983 CARO _ R787653 & R787654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002749	REMODEL	29,429	03/01/2023
B2300082	REMODEL	13,662	01/04/2023
M014905	H/AC	0	03/01/2001
E017779	NEW CONSTR	370	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/0595	11/22/2019	WD	Q	I	01	115,000
GRANTOR: ABERCROMBIE ROBERT S						
GRANTEE: YOACHUM SKYLAR C &						
2175/1602	1/30/2018	WD	Q	I	01	55,000
GRANTOR: DIXON LARRY & LINDA						
GRANTEE: ABERCROMBIE ROBERT						

BUILDING NOTES

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	1983	1983	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	13.20	13.20	100	2000	2000	3	20	264	

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=1,0] W10 W12 W9 W24 S24.1 E15 U0.1R21.11 D0.1R18.1 N24 $
USP=[YR=2023;ORIG=-54,0] E24 N8 W24 S8 $
UOP=[YR=1999;ORIG=-39,24] S8 E22 N8 W22 $
UOP=[YR=2023;ORIG=-21,0] E12 N8 W12 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,267

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		OR	0.00	0.00	3.70	AC		1.00	1.00	0.70	30,000.00	21,000.00	77,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.70 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS