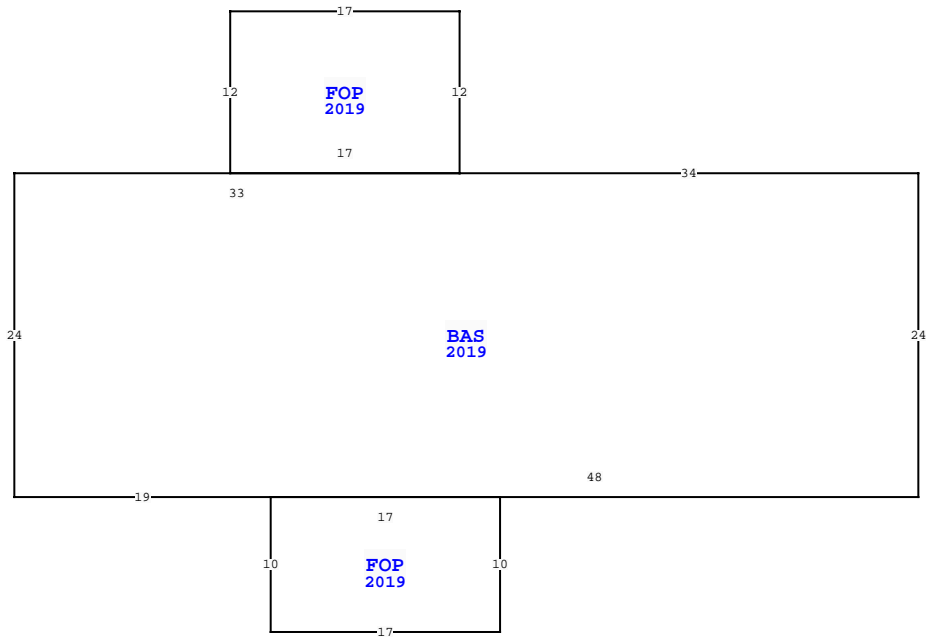




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,608	100	2019
FOP	170	30	2019
FOP	204	30	2019
TOTALS	1,982		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 100% - 2019 Heated Area: 1608 HX Base Yr 2019	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			200,041
TOTAL MARKET OB/XF VALUE			33,361
TOTAL LAND VALUE - MARKET			88,550
TOTAL MARKET VALUE			321,952
SOH/AGL Deduction			105,410
ASSESSED VALUE			216,542
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			165,820
TOTAL JUST VALUE			321,952
NCON VALUE			26,373
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,625

6/2023KW: MISC WD + ALUMN STRGS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009437	16X28 VINYL LINER	59,000	08/13/2024
18005339	REMODEL	85,000	07/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1317	2/13/2017	LE U	I	I	11	100
GRANTOR: BRANDIES SHERYL L						
GRANTEE: SIKES JESSICA J						
1850/1835	4/12/2013	QC U	I	I	11	100
GRANTOR: BRANDIES SHERYL L & D						
GRANTEE: BRANDIES DORIS H &						

EXTRA FEATURES														541369 LEM TURNER RD, CALLAHAN			
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	
1	0940	SHEDS/PORT	0	100	6	12			72.00	SF	30.00	100	1980	1980	3	20	432
2	0810	CONCRETE A	0	100	0	0			528.00	SF	6.50	100	1997	1997	3	72	2,471
3	0476	VF 6 SBPL	1	100	0	0			125.00	LF	32.00	100	2023	2020		95	3,800
4	0470	VNYL GATE	1	100	0	0			1.00	UT	300.00	100	2023	2020		95	285
5	0862	POOL VINYL	0	100	28	16			448.00	SF	50.00	100	2025	2024		100	22,400
6	0845	KOOL DECK	0	100	0	0			548.00	SF	7.25	100	2025	2024		100	3,973

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W34 FOP=[YR=2019] N12 W17 S12 E17\$ W33 S24 E19 FOP=[YR=2019] S10 E17 N10 W17\$ E48 N24\$.													

LAND DESCRIPTION										TOTAL OB/XF										33,361				
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
1	000100	C	RES	100		OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,550							