PT OF LOT 59
IN OR 2280/1034
EAST CALLAHAN SUB PB 1/35

PACE RAYMOND & KAREN
541879 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0059-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

541977 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	49,500
SOH/AGL Deduction	8,407
ASSESSED VALUE	41,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,093
TOTAL JUST VALUE	49,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002618	BLDG DEMO	2,000	03/12/2026
B260002619	BLDG DEMO	2,000	03/12/2026
7592	CHNGE SRVC	0	07/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1034	6/07/2019	WD	Q	V	01	17,000
GRANTOR: MILES JEAN R						
GRANTEE: PACE RAYMOND & KARE						
0104/0655	1/01/1970	TA	U	V		1,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1976		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1976		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 06/04/2026 BY TW Total Acres: 1.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 07/09/2026 BY SYS