

SCHWANDER THOMAS
542152 LEM TURNER ROAD
CALLAHAN, FL 32011

28-2N-25-3080-0002-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1903COMMON BRK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0304COMP SHNGL 100
PLYWOOD 50

Interior Wall
Interior Floo

0512DRYWALL 50
HARDWOOD 70

Interior Floo
Air Condition

0803SHT VINYL 30
CENTRAL 100

Heating Type
Bedrooms
Bathrooms

04AIR DUCTED 100
3 100
1 100

Frame
Stories
Units

031.MASONRY 100
1. 100
0 100

BUD8 Adjustme
Occupancy

0600DIST 1D 100
NONE 100

Quality

02Quality Level 02

DOR CODE

5000IMPROVED AG

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,59810019931,598118,584
BAS841002026846,233
FGR44055199324217,958
FOP92302003282,078
FOP240302026725,343
FST2205519931218,979
STP12101993174
USP320301994967,124

TOTALS3,0062,242166,374

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,242112.1855117.79264,085196619710037.0063.00

1 SINGLE FAM100% - 2024Heated Area: 1682HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE186,683
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET202,600
TOTAL MARKET VALUE216,389
SOH/AGL Deduction0
ASSESSED VALUE216,389
TOTAL EXEMPTION VALUE13216,389
BASE TAXABLE VALUE0
TOTAL JUST VALUE389,283
NCON VALUE10,293
INCOME VALUE
PREVIOUS YEAR MKT VALUE392,014

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2611/11611/04/2023WDQI01327,000

GRANTOR: BROOKS JOSEPHINE A

GRANTEE: SCHWANDER THOMAS

0287/05093/01/1979FSUI100

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=1993;ORIG=-33,0] W55 S29 E28 E18 N7 E12 N22 W3 \$
FGR=[YR=1993;ORIG=0,0] W4 W16 S22 E20 N22 \$
USP=[YR=1994;ORIG=-4,0] N20 W16 S12 S8 E16 \$
FST=[YR=1993;ORIG=-30,22] E10 N22 W10 S22 \$
FOP=[YR=2003;ORIG=-20,-8] W13 S4 E3 S4 E10 N8 \$
STP=[YR=1993;ORIG=-33,-4] S4 E3 N4 W3 \$
BAS=[YR=2026;ORIG=-42,22] E12 S7 W12 N7 \$
FOP=[YR=2026;ORIG=-30,29] W12 W18 S8 E30 N8 \$

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CAGRICULTURAL1000004OR0.000.001.00AC1.001.001.0025,000.0025,000.0025,000

2005500ATIMBER 2 N S0OR0.000.008.88AC1.001.001.00530.00530.004,706

3009910MMARKET VALUE0OR0.000.008.88AC1.001.001.0020,000.0020,000.00177,600

EXTRA FEATURES

542152 LEM TURNER RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/202602/27/2025MLUKBA

REVIEW DATE09/17/2025BY TWX

Total Acres: 9.88Total Land Value: 29,706Market: 177,600Agricultural: 4,706Common: 25,000

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