PT OF LOTS 3 & 10
IN OR 2428/1571
BRANDIES & PICKETT SUB PB 1/4

DANIELS MATTHEW JOSEPH
542188 LEM TURNER RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

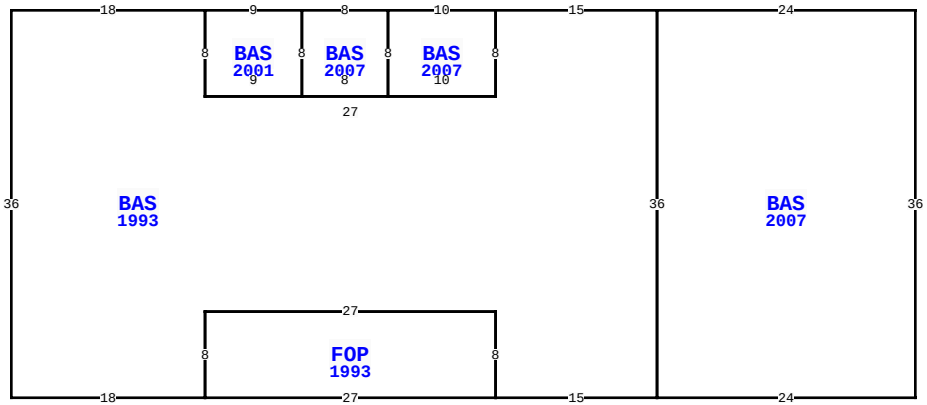
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	1,728	100	1993	1,728	184,035
BAS	72	100	2001	72	7,668
BAS	64	100	2007	64	6,816
BAS	80	100	2007	80	8,520
BAS	864	100	2007	864	92,017
FOP	216	30	1993	65	6,922
TOTALS	3,024			2,873	305,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,873	114.3933	120.11	345,076	1972	2002	0	0	0	11.33	88.67

1 SINGLE FAM 100% - 2022 Heated Area: 2808 HX Base Yr 2022



542188 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,979
TOTAL MARKET OB/XF VALUE		42,389
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		428,368
SOH/AGL Deduction		84,419
ASSESSED VALUE		343,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,538
TOTAL JUST VALUE		428,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,703

MISC SHEDS= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700935	REPAIR/RRF	52,700	02/21/2017
B1429633	XFOB	72,115	12/01/2014
M17021	H/AC	0	04/01/2012
V000087	REMODEL	7,905	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1571	1/27/2021	WD	Q	I	01	370,000
GRANTOR: CONFIDENTIAL						
GRANTEE: DANIELS MATTHEW JOS						
1788/1278	4/11/2012	WD	U	I	11	121,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	30.8	616	
3	0510	GARAGE WD-	0	100	41	41	1,681.00	SF	35.00	35.00	100	2015	2015	3	71	41,773	

BUILDING DIMENSIONS

BAS=[YR=2007] W24 BAS=[YR=1993] W15 BAS=[YR=2007] W10 BAS=[YR=2007] W8 BAS=[YR=2001] W9 S8 E9 N8$ S8 E8 N8$ S8 E10 N8$ S8 W27 N8 W18 S36 E18 FOP=[YR=1993] E27 N8 W27 S8$ N8 E27 S8 E15 N36$ S36 E24 N36$.

LAND DESCRIPTION

TOTAL OB/XF 42,389

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS