PT OF LOT 5
IN OR 2578/613
R568092 & R568093

THORNTON ERNEST P JR L/E/
542117 LEM TURNER RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

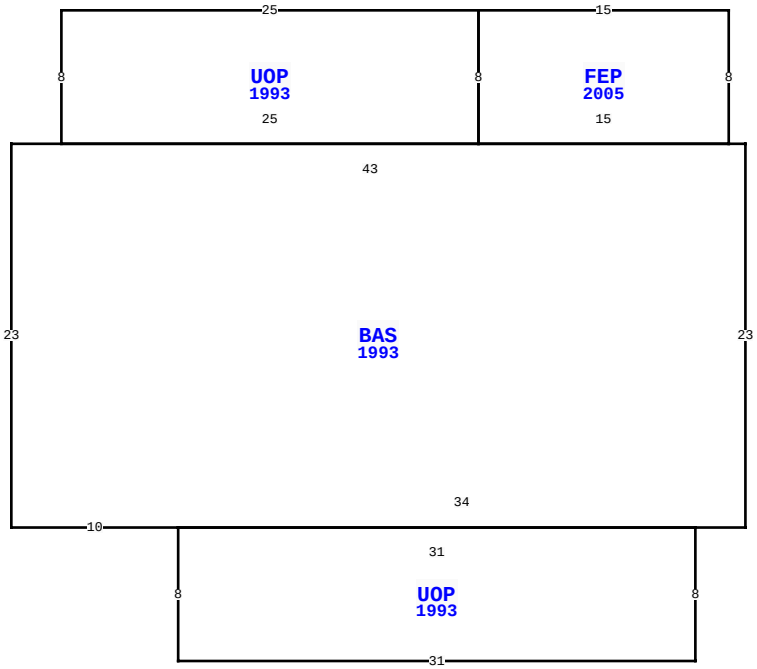
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	23,527
FEP	120	85	2005	102	2,371
UOP	200	25	1993	50	1,163
UOP	248	25	1993	62	1,441
TOTALS	1,580			1,226	28,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,226	109.4000	92.99	114,006	1974	1974	0	0	5	70.00	25.00

1 M/H 93- 0% - 0 Heated Area: 1114 HX Base Yr



542117 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	53,002
SOH/AGL Deduction	3,850
ASSESSED VALUE	49,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,152
TOTAL JUST VALUE	53,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,875

AP% FOR DEFERRED MAINTENANCE: 10/23KW
MISC CC + STRGS = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3958	H/AC	3,000	09/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0613	6/20/2022	LE	U	I	11	100
GRANTOR: THORNTON ERNEST P JR						
GRANTEE: KINCHEN SKYLER A &						
2572/0750	6/20/2022	LE	U	I	11	100
GRANTOR: THORNTON ERNEST P JR						
GRANTEE: KINCHEN SKYLER A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2005] N8 W15 UOP=[YR=1993] W25 S8 E25 N8$ S8 E15$ W43 S23 E10 UOP=[YR=1993] S8 E31 N8 W31$ E34 N23$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	0.49	AC		1.00	1.00	1.00	50,000.00	50,000.00	24,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.49 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 07/09/2026 BY SYS