

PT OF LOT 5
OR 410/86
BRANDIES & PICKETT SUB PB 1/4

NANTZ JAMES V & KIMBERLY L
542127 LEM TURNER ROAD, LAND
CALLAHAN, FL 32011

2026

28-2N-25-3080-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	01	Quality Level 01
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	1,474	100	1993	1,474	174,490
FOP	84	30	1993	25	2,960
FSP	442	40	2005	177	20,953
TOTALS	2,000			1,676	198,401

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00
4	0680	POLE SHED	0	100	16	10	160.00	SF	10.00
6	1242	WD DECK A	0	100	24	16	384.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	100.00	200.00	0.49

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,676	99.9000	138.86	232,729	1989	1994	0	0	14.75	85.25
1 SNGL FAM 100% - 0 Heated Area: 1474 HX Base Yr											
542127 LEM TURNER RD, CALLAHAN											

542127 LEM TURNER RD, CALLAHAN											BLD DATE		LGL DATE				05/07/2026		MLU
											XF DATE		LAND DATE						
											INC DATE		AG DATE						
UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1.00		UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170									
192.00		SF	30.00	30.00	100	2004	2004	3	20	1,152									
160.00		SF	10.00	10.00	100	2005	2005	3	32	512									
384.00		SF	10.00	10.00	100	2006	2006	3	22	845									

TOTAL OB/XF									
4,679									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	100.00	200.00	0.49

Total Acres: 0.49 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					198,401				
TOTAL MARKET OB/XF VALUE					4,679				
TOTAL LAND VALUE - MARKET					24,500				
TOTAL MARKET VALUE					227,580				
SOH/AGL Deduction					108,792				
ASSESSED VALUE					118,788				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					67,377				
TOTAL JUST VALUE					227,580				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					222,277				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5875	NEW CONSTR	52,811	07/17/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0410/0086	1/01/1984	WD	U	I		100	
GRANTOR:							
GRANTEE:							
0156/0094	1/01/1973	WD	Q	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 FSP=[YR=2005] N13 W34 S13 E34 \$ W34 S25 E13 FOP=[YR=1993] E21 N4 W21 S4 \$ N4 E21 S4 E16 D1 R1 E7 R1 U1 E3 N25\$.									

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