PT OF LOTS 6 & 7
IN OR 1716/248
BRANDIES & PICKETTS SUB PB 1/4

WILKERSON MARTIN A & LINDA A
PO BOX 393
CALLAHAN, FL 32011-0393

2026

28-2N-25-3080-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

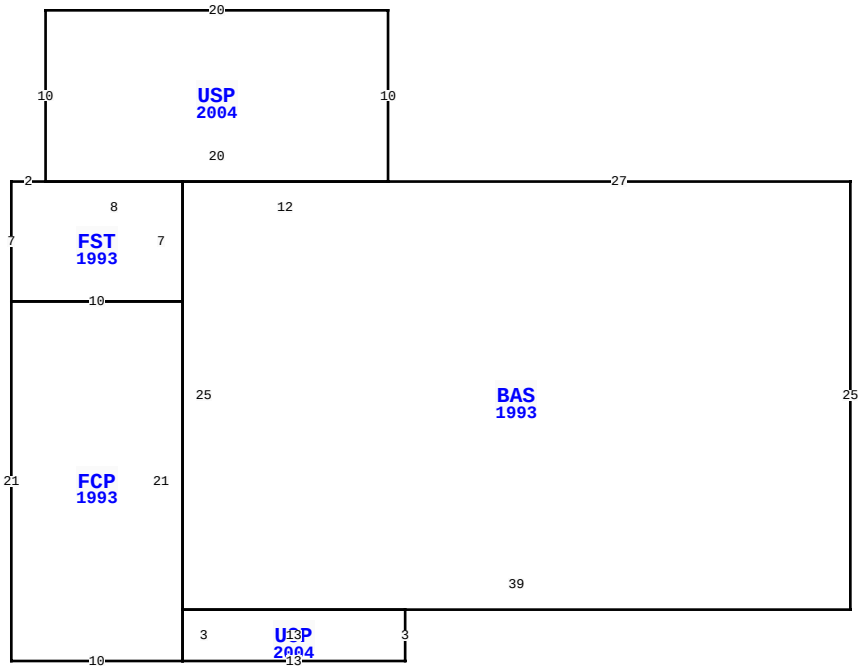
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	92,214
FCP	210	25	1993	52	4,918
FST	70	55	1993	38	3,594
UOP	39	20	2004	8	757
USP	200	30	2004	60	5,674
TOTALS	1,494			1,133	107,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,133	109.1800	114.64	129,887	1961	1990	0	0	0	17.50	82.50

1 SINGLE FAM 0% - 0 Heated Area: 975 HX Base Yr



542185 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	107,157
TOTAL MARKET OB/XF VALUE	707
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	130,864
SOH/AGL Deduction	4,163
ASSESSED VALUE	126,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,701
TOTAL JUST VALUE	130,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24391	REMODEL	3,500	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1716/0248	12/21/2010	WD	Q	I	01	60,000
GRANTOR: CHESTNUT PANSY DORIS						
GRANTEE: WILKERSON MARTIN A						
1716/0243	12/21/2010	WD	U	I	11	100
GRANTOR: CHESTNUT PANSY DORIS						
GRANTEE: CHESTNUT PANSY DORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=2004] N10 W20 S10 FST=[YR=1993] W2 S7 FCP=[YR=1993] S21 E10 UOP=[YR=2004] E13 N3 W13 S3 $ N21 W10 $ E10 N7 W8 $ E20 $ W12 S25 E39 N25 $.

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	0350	CARPORT WD	0	0	16	17	272.00	SF	13.00	13.00	100	1980	1980	3	20	707	

LAND DESCRIPTION

TOTAL OB/XF 707

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		OR	0.00	0.00	0.46	AC		1.00	1.00	1.00	50,000.00	50,000.00	23,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.46 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 07/09/2026 BY SYS