

PT LOTS 6 & 7
IN OR 2648/1398
BRANDIES & PICKETTS SUB PB 1/4

PINCOMB MYRON & AMANDA
542201 LEM TURNER RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0006-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,769	100	2022	2,769	669,811
FGR	1,017	55	2022	559	135,220
FOP	380	30	2022	114	27,576
FOP	432	30	2022	130	31,446
FST	60	55	2022	33	7,982
FUS	1,547	100	2022	1,547	374,214
FUS	652	100	2023	652	157,717
STP	12	10	2022	1	242
STR	100	10	2022	10	2,419

TOTALS	6,969			5,815	1,406,629
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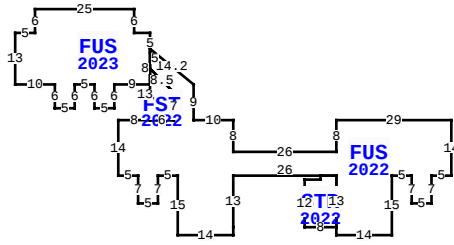
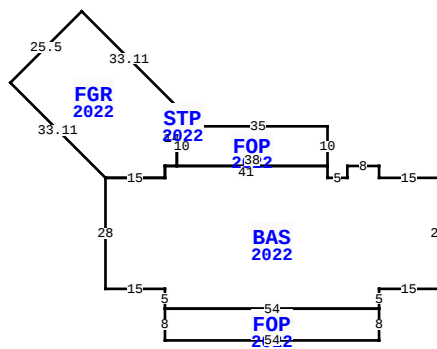
EXTRA FEATURES

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
4	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		99	9,900	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		90	4,500	
6	0911	SCRN RM A	0	100	0	0	2,198.00	SF	18.00	18.00	100	2023	2022		90	35,608	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2022	04	100	50,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			2.16	AC		1.00	1.00	1.00	40,000.00	40,000.00	86,400							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,815	147.1930	244.34	1,420,837	2022	2022	0	0	0	1.00	99.00
1 SFR CUST			100% - 2024	Heated Area: 4968			HX Base Yr 2024					



542201 LEM TURNER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2026 MLU

NASSAU COUNTY PROPERTY																
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,406,629
TOTAL MARKET OB/XF VALUE		100,008
TOTAL LAND VALUE - MARKET		86,400
TOTAL MARKET VALUE		1,593,037
SOH/AGL Deduction		549,942
ASSESSED VALUE		1,043,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		991,684
TOTAL JUST VALUE		1,593,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,545,044

ASPHALT DRIVEWAY IS ON PRCL 5-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106182	CO		08/23/2022
B2210754	SCREEN ENCLOSURE	110,544	07/14/2022
B2202073	POOL	107,175	02/07/2022
B2106182	SFR	725,648	05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1398	6/05/2023	QC	U	V	11	100

GRANTOR: OUTDOOR LIFE HOLDINGS
GRANTEE: PINCOMB MYRON & AMA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W15 N3 W8 S3 W5 N3 W41 S3 W15 S28 E15 S5 E54 N5 E15 N28 \$
FUS=[YR=2022;ORIG=44,-26] D9R11 S9 E10 S8 E26 N8 E29 S14 W5 S7 W5 N7 W5 S15 W14 N2 N13 W26 S13 S2 W14 N15 W5 S7 W5 N7 W5 N14 E8 E6 N7 U6L6 N5 \$
FGR=[YR=2022;ORIG=-66,-17] N1 U24L24 D18L18 D24R24 E15 N3 E3 N14 \$
FUS=[YR=2023;ORIG=10,-30] E5 N6 E25 S6 E4 S5 S8 W9 S6 W5 N6 W5 S6 W5 N6 W10 N13 \$
FOP=[YR=2022;ORIG=-69,33] S8 E54 N8 W54 \$
FOP=[YR=2022;ORIG=-28,-3] N10 W35 W3 S10 E38 \$
STR=[YR=2022;ORIG=91,19] W8 N12 E4 N1 E4 S13 \$