

PT OF LOT 8
IN OR 2350/1060
BRANDIES & PICKETTS SUB PB 1/4

EBERHARDT CHARLES G JR & WENDY M
542233 LEM TURNER RD
CALLAHAN, FL 32011

2026

28-2N-25-3080-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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		

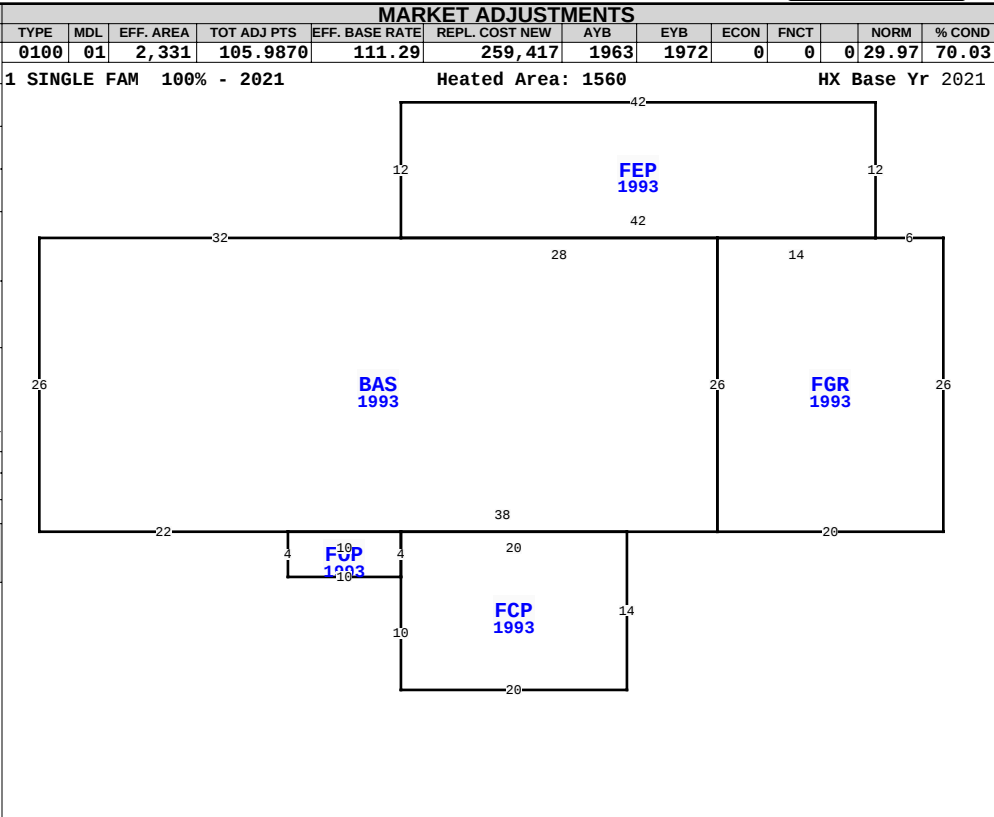
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	121,580
FCP	280	25	1993	70	5,455
FEP	504	80	1993	403	31,408
FGR	520	55	1993	286	22,290
FOP	40	30	1993	12	935

TOTALS	2,904			2,331	181,670
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	15	0		1.00	UT 50,000.00
4	0940	SHEDS/PORT	0	100	11	7		77.00	SF 12.00
7	0530	STBL WD	0	100	40	30		1,200.00	SF 30.00
8	0350	CARPORT WD	0	100	40	18		720.00	SF 9.36
9	0681	POLE SHED	0	100	18	18		324.00	SF 15.00

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	0.00	0.00	2.43

REVIEW DATE 12/03/2024 BY TW



542233 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0860	POOL/SPA	0	100	15	0		1.00	UT 50,000.00	100	1987	1987	04	85	42,500	
4	0940	SHEDS/PORT	0	100	11	7		77.00	SF 12.00	100	1980	1980	3	20	185	
7	0530	STBL WD	0	100	40	30		1,200.00	SF 30.00	100	1990	1990	3	20	7,200	
8	0350	CARPORT WD	0	100	40	18		720.00	SF 9.36	100	1990	1990	3	20	1,348	
9	0681	POLE SHED	0	100	18	18		324.00	SF 15.00	100	2001	2001	3	27	1,312	

TOTAL OB/XF										52,545						
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
1	000100	C	RES	100	0004	OR	0.00	0.00	2.43	AC		1.00	1.00	1.00	40,000.00	40,000.00

Total Acres: 2.43 Total Land Value: 97,200 Market: 0 Agricultural: 0 Common: 97,200

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		492,904	
TOTAL MARKET OB/XF VALUE		52,545	
TOTAL LAND VALUE - MARKET		97,200	
TOTAL MARKET VALUE		642,649	
SOH/AGL Deduction		256,430	
ASSESSED VALUE		386,219	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		334,808	
TOTAL JUST VALUE		642,649	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006516	6500 46* 80 T-368	251,627	05/31/2024
E23235	ELEC OTHER	0	02/01/2011
4409	N/A	13,260	10/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2350/1056	3/05/2020	TD	U	I	11	100	
GRANTOR: CONNER REVOCABLE LIVI							
GRANTEE: EBERHARDT CHARLES G							
2350/1060	3/03/2020	TD	Q	I	01	365,000	
GRANTOR: CONNER JAMES RAYFORD							
GRANTEE: EBERHARDT CHARLES G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W6 FEP=[YR=1993] N12 W42 S12 BAS=[YR=1993] W32 S26 E22 FOP=[YR=1993] S4 E10 FCP=[YR=1993] S10 E20 N14 W20 S4 \$ N4 W10 \$ E38 N26 W28 \$ E42 \$ W14 S26 E20 N26 \$.									

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EBERHARDT CHARLES G JR & WENDY M
542233 LEM TURNER RD
CALLAHAN, FL 32011

28-2N-25-3080-0008-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
01MINIMUM 30
03GABLE/HIP 100
03COMP SHNGL 100
04PLYWOOD 100
03CONC FINSH 70
14CARPET 30
03CENTRAL 100
04AIR DUCTED 100
1100
1100
02WOOD FRAME 100
2.100
0100
06DIST 1D 100
08NONE 100

03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS308100199330821,535
BAS858100199385859,991
BAS1,22210019931,22285,441
FEP61680199349334,470
FOP56030199316811,747
FOP56302002171,189
FST39055199321414,963
UEP25260199315110,558

TOTALS4,2623,431239,892

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100013,43186.200090.51310,540198819930022.7577.25
2 SINGLE FAM 100% - 2021Heated Area: 2388HX Base Yr 2021

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

NASSAU COUNTY PROPERTY

PAGE 2 of 36

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE492,904
TOTAL MARKET OB/XF VALUE52,545
TOTAL LAND VALUE - MARKET97,200
TOTAL MARKET VALUE642,649
SOH/AGL Deduction256,430
ASSESSED VALUE386,219
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE334,808
TOTAL JUST VALUE642,649
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE581,472

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
2350/10563/05/2020TDUII11100
GRANTOR: CONNER REVOCABLE LIVI
GRANTEE: EBERHARDT CHARLES G
2350/10603/03/2020TDQII01365,000
GRANTOR: CONNER JAMES RAYFORD
GRANTEE: EBERHARDT CHARLES G

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W44 UEP=[YR=1993] W18 S14 BAS=[YR=1993] S26
BAS=[YR=1993] S14 E22 FOP=[YR=1993] E40 N14 FST=[YR=1993]
N6 FOP=[YR=2002] E4 N14 W4 S14 \$ N20 W15 S26 E15 \$ W40 S14 \$
N14 W22 \$ E47 N26 W47 \$ E18 N14 \$ S14 E44 N14 \$ PTR= E15
BAS=[YR=1993] E33 S26 W33 N26 \$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE12/03/2024BYTWTotal Acres: 2.43Total Land Value: 97,200Market: 0Agricultural: 0Common: 97,200PRINTED 07/09/2026 BY SYS

