

PT NW1/4 OF NE1/4 OF
SEC 33-2N-25E IN OR 782/1879 &
OR 521/1354 (EX PT IN

ALEXANDER DONALD R & MARGARET
541854 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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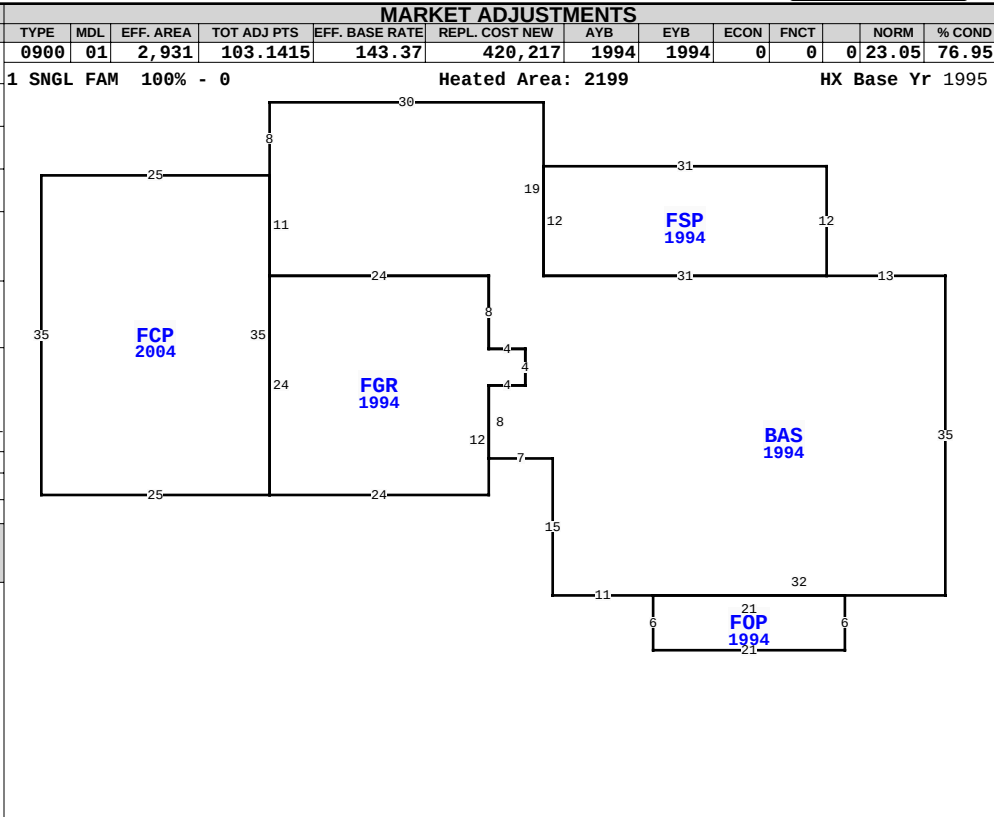
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	1994	2,199	242,601
FCP	875	25	2004	219	24,161
FGR	592	55	1994	326	35,966
FOP	126	30	1994	38	4,192
FSP	372	40	1994	149	16,438

TOTALS	4,164			2,931	323,357
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	60	28	1,680.00	SF	35.00	35.00	
3	0820	WOOD WALK	0	100	0	0	65.00	SF	11.75	11.75	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.96	AC	
2	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	



541854 LEM TURNER RD, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		323,357	
TOTAL MARKET OB/XF VALUE		14,586	
TOTAL LAND VALUE - MARKET		138,600	
TOTAL MARKET VALUE		476,543	
SOH/AGL Deduction		268,990	
ASSESSED VALUE		207,553	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		156,142	
TOTAL JUST VALUE		476,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004508	REPAIR/RRF	14,000	06/01/2018
R6645	REPAIR/RRF	1,500	10/01/2004
B13526	CARPORT	16,000	08/01/2004
6742	TEMP POLE	0	06/13/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0782/1879	1/22/1997	WD	U	V	21	15,000

GRANTOR: HINKLE LEWIS H
GRANTEE: ALEXANDER DONALD &

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1994] W13 FSP=[YR=1994] N12 W31 S12 E31\$ W31 N19 W30
S8 FCP=[YR=2004] W25 S35 E25 FGR=[YR=1994] E24 N12 E4 N4 W4
N8 W24 S24\$ N35\$ S11 E24 S8 E4 S4 W4 S8 E7 S15 E11
FOP=[YR=1994] S6 E21 N6 W21\$ E32 N35\$.