IN OR 2755/1332

HEARN JOEY & JODIE
541826 LEM TURNER RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0001-0120

BUILDING CHARACTERISTICS

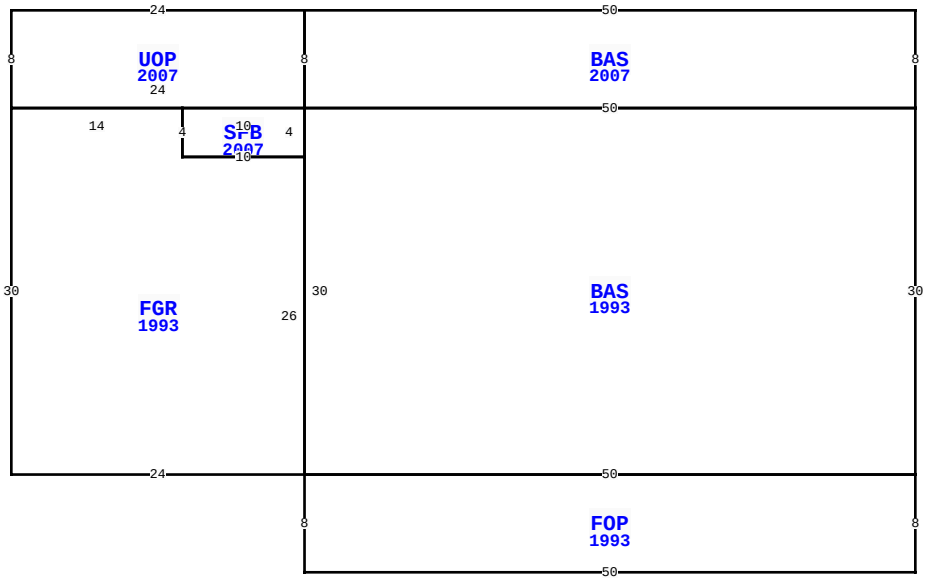
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	182,052
BAS	400	100	2007	400	48,547
FGR	680	55	1993	374	45,391
FOP	400	30	1993	120	14,564
SFB	40	80	2007	32	3,884
UOP	192	20	2007	38	4,612
TOTALS	3,212			2,464	299,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	119.4480	166.03	409,098	1987	1987	0	0	0	26.90	73.10

1 SNGL FAM 100% - 2025 Heated Area: 1932 HX Base Yr 2025



541826 LEM TURNER RD, CALLAHAN

BLD DATE	09/28/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,319
TOTAL MARKET OB/XF VALUE		43,660
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		503,979
SOH/AGL Deduction		111,781
ASSESSED VALUE		392,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,787
TOTAL JUST VALUE		503,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19912	REPAIR/RRF	2,400	05/01/2007
B007292	SWIM POOL	17,000	07/01/2000
V990039	REMODEL	15,000	01/04/1999
8711	N/A	37,303	11/17/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/1332	12/09/2024	WD	Q	I	01	495,000
GRANTOR: WILLIAMS PENNY E						
GRANTEE: HEARN JOEY & JODIE						
2754/1634	12/06/2024	QC	U	I	11	22,700
GRANTOR: WILLIAMS PENNY E						
GRANTEE: WILLIAMS PENNY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50 UOP=[YR=2007] W24 S8 FGR=[YR=1993] S30 E24 FOP=[YR=1993] S8 E50 N8 BAS=[YR=1993] N30 W50 S30 E50$ W50$ N26 SFB=[YR=2007] N4 W10 S4 E10 $ W10 N4 W14$ E24 N8$ S8 E50 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 43,660

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	100	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	05	Quality Level 05

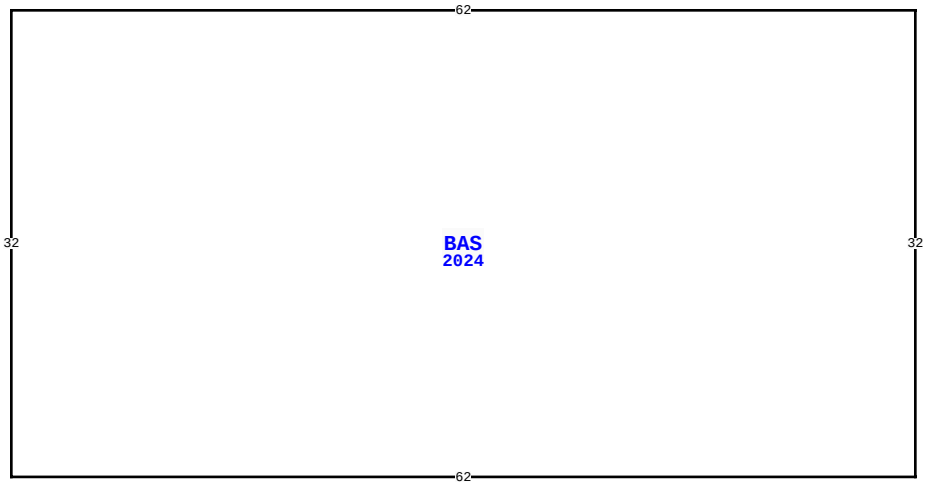
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2024	1,984	21,269
TOTALS	1,984			1,984	21,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,984	54.9780	21.44	42,537	1984	1984	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2025 Heated Area: 1984 HX Base Yr 2025



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2754/1634	12/06/2024	QC	U	I	11	22,700
GRANTOR: WILLIAMS PENNY E						
GRANTEE: WILLIAMS PENNY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E62 S32 W62 N32 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS