



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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

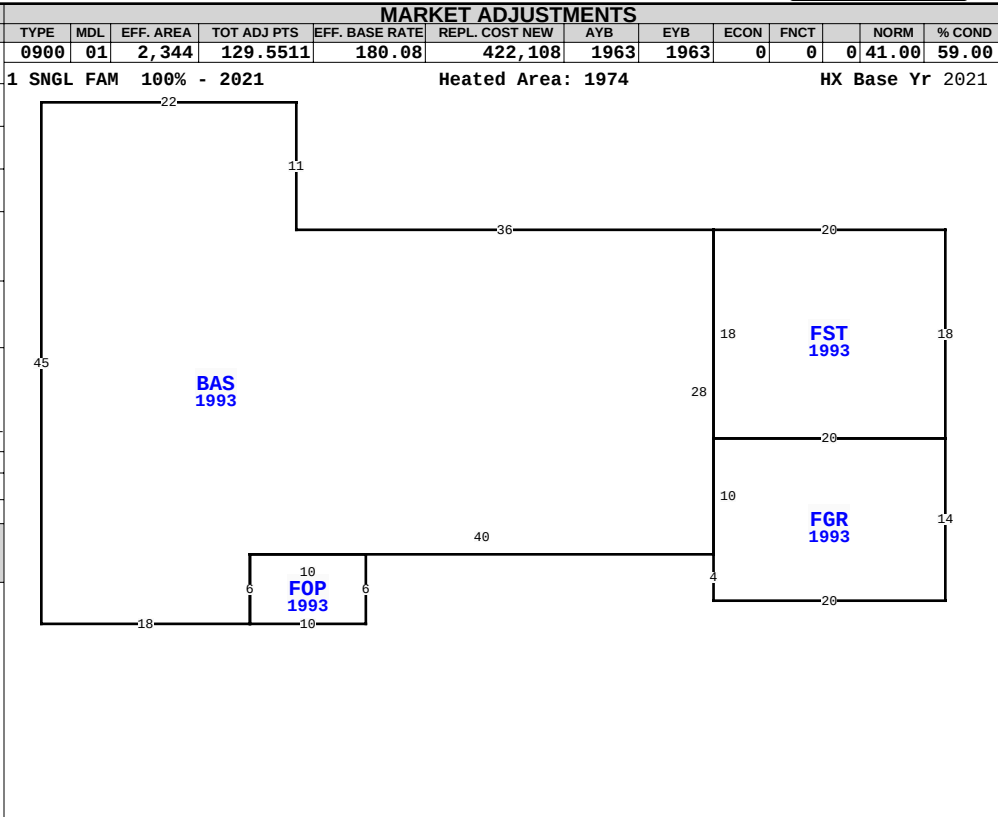
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1993	1,974	209,732
FGR	280	55	1993	154	16,362
FOP	60	30	1993	18	1,912
FST	360	55	1993	198	21,037

TOTALS	2,674			2,344	249,044
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0351	CARPORT MT	0 100	22	23	460.00	SF	10.00	10.00
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00
6	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	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	0006	OR	0.00	0.00	5.00



541901 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
1	0351	CARPORT MT	0 100	22	23	460.00	SF	10.00	10.00	100	1980	1980	3	20	920	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	23	805	
5	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1989	1989	3	20	4,032	
6	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2005	2005	3	32	1,382	

TOTAL OB/XF													7,139	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		249,044	
TOTAL MARKET OB/XF VALUE		7,139	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		381,183	
SOH/AGL Deduction		226,983	
ASSESSED VALUE		154,200	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		97,789	
TOTAL JUST VALUE		381,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004985	REPAIR/RRF	7,000	06/01/2018
5816	XF0B	9,492	06/16/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2425/1829	12/29/2020	WD	Q	I	02	240,000			
GRANTOR: LEININGER ELAINE E &									
GRANTEE: KELLY EDWARD & BARB									
2408/1075	11/09/2020	FJ	U	I	11	0			
GRANTOR: ROBINSON JAMES H EST									
GRANTEE: LEININGER ELAINE &									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FST=[YR=1993] W20 BAS=[YR=1993] W36 N11 W22 S45 E18									
FOP=[YR=1993] E10 N6 W10 S6\$ N6 E40 FGR=[YR=1993] S4 E20 N14									
W20 S10\$ N28 \$ S18 E20 N18\$.									