PT OF WOODLAND SUB PBK 5/1
IN OR 2124/1637

PACE RAYMOND A & KAREN
541879 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0007-0020

BUILDING CHARACTERISTICS

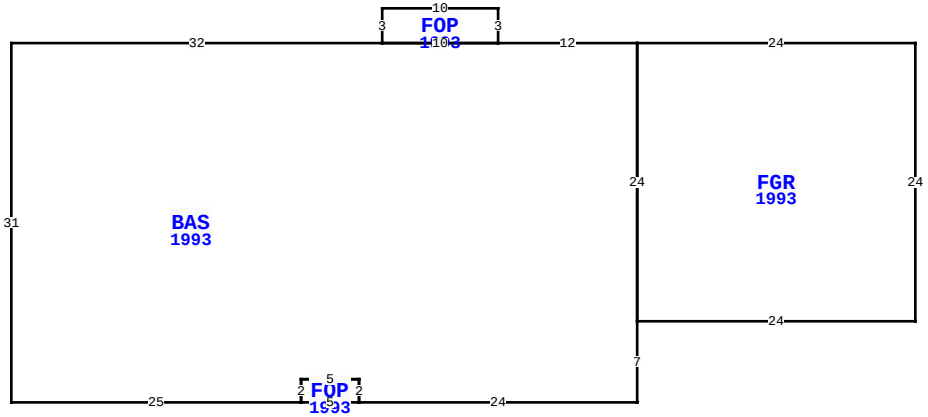
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,664	100	1993	1,664	176,131
FGR	576	55	1993	317	33,554
FOP	10	30	1993	3	318
FOP	30	30	1993	9	953
TOTALS	2,280			1,993	210,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	114.5130	159.17	317,226	1978	1978	0	0	0	33.50	66.50

1 SNGL FAM 100% - 2018 Heated Area: 1664 HX Base Yr 2018



541879 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,955
TOTAL MARKET OB/XF VALUE		1,330
TOTAL LAND VALUE - MARKET		119,200
TOTAL MARKET VALUE		331,485
SOH/AGL Deduction		183,044
ASSESSED VALUE		148,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,030
TOTAL JUST VALUE		331,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1637	6/01/2017	WD	Q	I	01	160,000
GRANTOR: JONES ERNEST A						
GRANTEE: PACE RAYMOND A & KA						
1829/0086	12/03/2012	QC	U	I	11	100
GRANTOR: JONES ERNEST A & MILD						
GRANTEE: JONES ERNEST A & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-24,0] W12 W10 W32 S31 E25 N2 E5 S2 E24 N7 N24 $
FGR=[YR=1993;ORIG=0,0] W24 S24 E24 N24 $
FOP=[YR=1993;ORIG=-36,0] N3 W10 S3 E10 $
FOP=[YR=1993;ORIG=-53,31] E5 N2 W5 S2 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 1,330

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	2.98	AC		1.00	1.00	1.00	40,000.00	40,000.00	119,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.98 Total Land Value: 119,200 Market: 0 Agricultural: 0 Common: 119,200 PRINTED 07/09/2026 BY SYS