PT OF NE1/4 OF SEC 33-2N-25E
IN OR 2219/851
(EX OR 2186/389 & OR 2186/392)

LEM TURNER 40 LLC
1016 LASALLE STREET
JACKSONVILLE, FL 32207

2026

33-2N-25-0000-0009-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/19/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	428,340
TOTAL MARKET VALUE	25,352
SOH/AGL Deduction	0
ASSESSED VALUE	25,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,352
TOTAL JUST VALUE	428,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0851	8/07/2018	WD	Q	V	01	501,200
GRANTOR: LBS 541729 LEM TURNER						
GRANTEE: LEM TURNER 40 LLC						
1635/1107	8/03/2009	PR	U	V	19	100
GRANTOR: CONNER JANICE FAYE S						
GRANTEE: LBS 541729 LEM TURN						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	24.62	AC		1.00	1.00	1.00	690.00	690.00	16,988							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	750.00	750.00	7,500							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	200.00	200.00	864							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	428,340							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 38.94 Total Land Value: 25,352 Market: 428,340 Agricultural: 25,352 Common: 0 PRINTED 07/09/2026 BY SYS