PT E1/2 OF SEC 33-2N-25E &
PT SE1/4 OF SEC 32-2N-25E IN
OR 2008/1128 BEING PARCELS

AGUILAR JOSE LUIS
541801 LEM TURNER RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

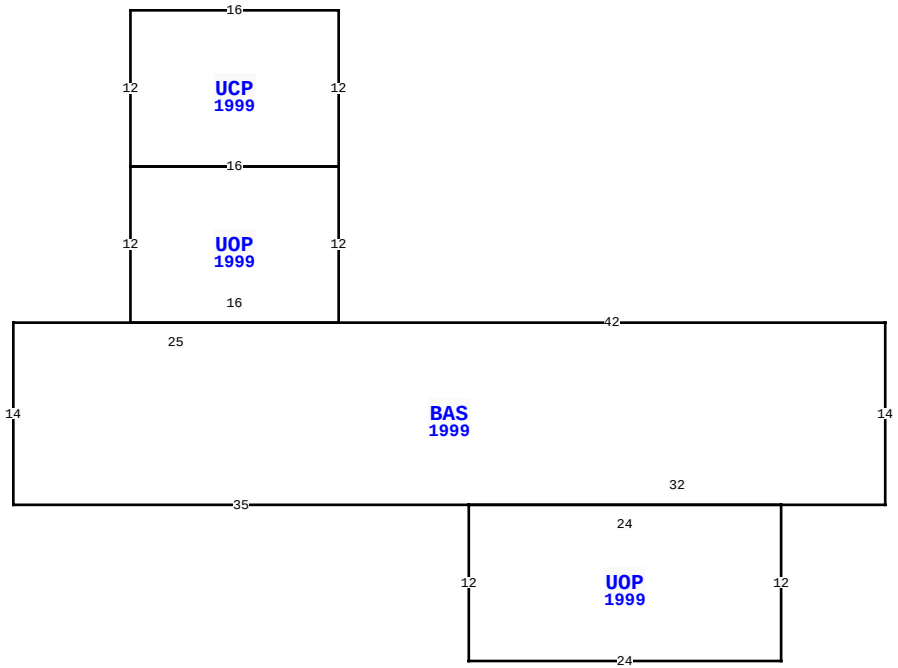
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	938	100	1999	938	23,249
UCP	192	20	1999	38	942
UOP	192	25	1999	48	1,190
UOP	288	25	1999	72	1,785
TOTALS	1,610			1,096	27,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,096	97.2000	82.62	90,552	1992	1992	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 938 HX Base Yr



BLD DATE	12/20/2007 DJKW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

44208 REBECCA LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	122,958
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	10,112
TOTAL MARKET VALUE	143,870
SOH/AGL Deduction	0
ASSESSED VALUE	143,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,870
TOTAL JUST VALUE	143,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22008	CARPORT	15,000	10/01/2008
B13572	GARAGE	34,848	08/01/2004
MH992668	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	P	V	98	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: CONWAY DELORIS M L/						
2008/1128	10/13/2015	WD	Q	I	02	185,000
GRANTOR: EWER WILLIAM S						
GRANTEE: AGUILAR JOSE LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W42 UOP=[YR=1999] N12 UCP=[YR=1999] N12 W16 S12E16$ W16 S12 E16$ W25 S14 E35 UOP=[YR=1999] S12 E24 N12 W24$ E32 N14$.

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
2	0510	GARAGE WD-	0	0	27	24	648.00	SF	35.00	35.00	100	1987	1987	3	20	4,536	
3	0681	POLE SHED	0	0	15	12	180.00	SF	15.00	15.00	100	2007	2007	3	40	1,080	
4	0351	CARPORT MT	0	0	16	120	1,920.00	SF	10.00	10.00	100	2008	2008	3	27	5,184	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	009605	C	WETLANDS	0		OR	0.00	0.00	12.64	AC		1.00	1.00	0.80	1,000.00	800.00	10,112							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.64 Total Land Value: 10,112 Market: 0 Agricultural: 0 Common: 10,112 PRINTED 07/09/2026 BY SYS

PT E1/2 OF SEC 33-2N-25E &
PT SE1/4 OF SEC 32-2N-25E IN
OR 2008/1128 BEING PARCELS

AGUILAR JOSE LUIS
541801 LEM TURNER RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

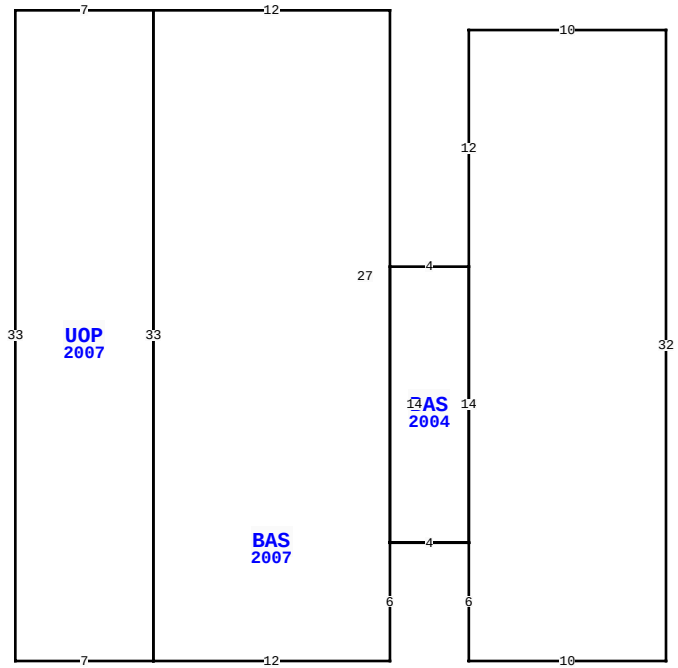
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100	2004	56	1,484
BAS	716	100	2007	716	18,971
UOP	231	25	2007	58	1,537
TOTALS	1,003			830	21,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	02	830	103.0000	88.32	73,306	1995	1997	0	0	0	70.00	30.00

3 MH OFFICE 0% - 0 Heated Area: 772 HX Base Yr



44208 REBECCA LN, CALLAHAN

BLD DATE	12/20/2007 DJKW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	122,958
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	10,112
TOTAL MARKET VALUE	143,870
SOH/AGL Deduction	0
ASSESSED VALUE	143,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,870
TOTAL JUST VALUE	143,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	P	V	98	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: CONWAY DELORIS M L/						
2008/1128	10/13/2015	WD	Q	I	02	185,000
GRANTOR: EWER WILLIAM S						
GRANTEE: AGUILAR JOSE LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W10 S12 BAS=[YR=2004] W4 S14 E4 N14$ S14 W4 N27 W12 UOP=[YR=2007] W7 S33 E7 N33$ S33 E12 N6 E4 S6 E10 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 12.64 Total Land Value: 10,112 Market: 0 Agricultural: 0 Common: 10,112 PRINTED 07/09/2026 BY SYS

PT E1/2 OF SEC 33-2N-25E &
PT SE1/4 OF SEC 32-2N-25E IN
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541801 LEM TURNER RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

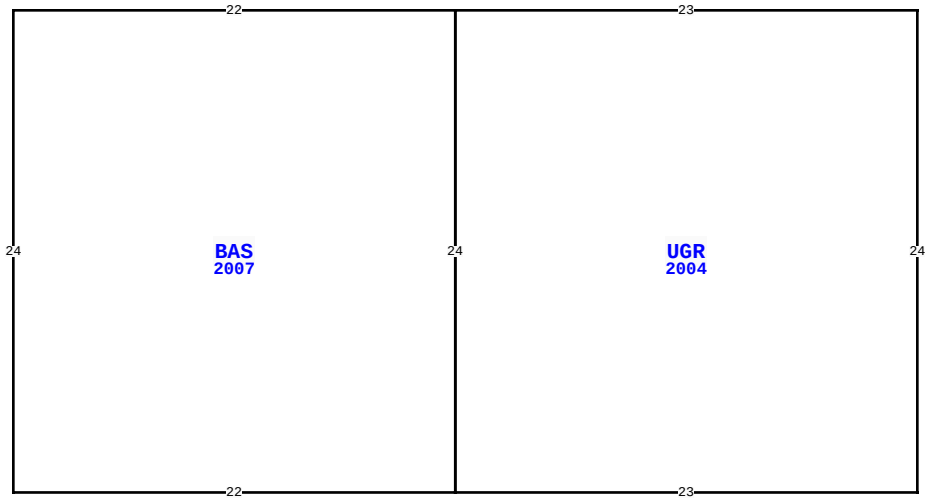
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2007	528	50,214
UGR	552	45	2004	248	23,585
TOTALS	1,080			776	73,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	776	101.2000	106.26	82,458	2004	2004	0	0	0	10.50	89.50

4 SINGLE FAM 0% - 0 Heated Area: 528 HX Base Yr



44208 REBECCA LN, CALLAHAN

BLD DATE	12/20/2007	DJKW	LGL DATE	
XF DATE			LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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ASSESSED VALUE	143,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,870
TOTAL JUST VALUE	143,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1524	11/04/2015	FJ	P	V	98	100
GRANTOR: RJC TRUCKING CO ETAL						
GRANTEE: CONWAY DELORIS M L/						
2008/1128	10/13/2015	WD	Q	I	02	185,000
GRANTOR: EWER WILLIAM S						
GRANTEE: AGUILAR JOSE LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2004] W23 BAS=[YR=2007] W22 S24 E22 N24$ S24 E23 N24$.

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: 12.64 Total Land Value: 10,112 Market: 0 Agricultural: 0 Common: 10,112 PRINTED 07/09/2026 BY SYS