

TUCKER LOIS L/E/
541573 LEM TURNER ROAD
CALLAHAN, FL 32011

34-2N-25-0000-0004-0000

[illegible]

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2026

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 5										6	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		04		SINGLE SID 100		0100		01		805		95.2875		100.05		80,540		1956		1956		0		0		42.00		58.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		4		SINGLE FAM		0%		0				Heated Area: 720														Tax Group: 6					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					206,205						
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					22,778						
Interior Floo		09		PINE WOOD 90																										TOTAL LAND VALUE - MARKET					142,250						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					371,233						
Air Condition		01		NONE 100																										SOH/AGL Deduction					27,721						
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					343,512						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 51,411						
Bathrooms				1 100																										BASE TAXABLE VALUE					292,101						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					371,233						
Stories		1.		1. 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE					339,490						
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				8026.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		720		100		1993		720		41,781																															
FST		96		55		1993		53		3,076																															
UOP		49		20		1993		10		581																															
USP		72		30		1993		22		1,277																															
TOTALS		937						805		46,713																															
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											

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