CASE #10-CP-79 OR 1676/510

MOODY THOMAS ALAN/MOODY ROBERT E
4348 BEVERLY AVE
JACKSONVILLE, FL 32210-2105

2026

34-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

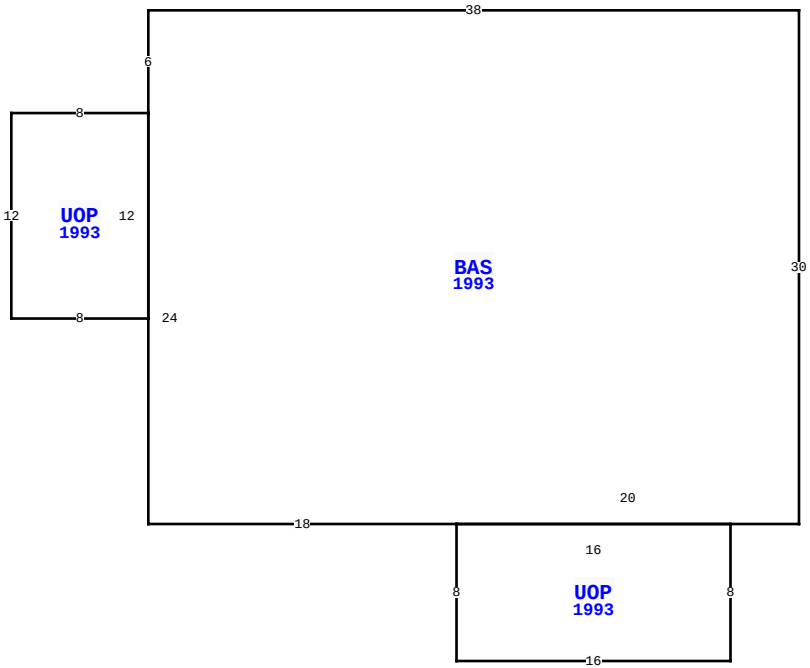
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1993	1,140	13,931
UOP	96	20	1993	19	232
UOP	128	20	1993	26	318
TOTALS	1,364			1,185	14,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,185	58.1940	61.10	72,404	1940	1940	0	0	70	50.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1140 HX Base Yr



541553 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,320
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	145,320
SOH/AGL Deduction	34,460
ASSESSED VALUE	110,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,860
TOTAL JUST VALUE	145,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,228

10/23KW: UNSURE IF SFR @ 541553 LEM TURNER STILL P
SW/MH (16X74) @ 54644 WILBUR JONES RD
SMALL ALUMINUM SHED & OLD POLE SHED NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24727	DEMOLITION	100	05/01/2011
MH992671	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0175/0355	1/01/1974	WD	Q	I		15,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S6 UOP=[YR=1993] W8 S12 E8N12$ S24 E18
UOP=[YR=1993] S8 E16 N8 W16$ E20 N30$.

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
1	000100	C	RES	0		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	50,000.00	50,000.00	93,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.86 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

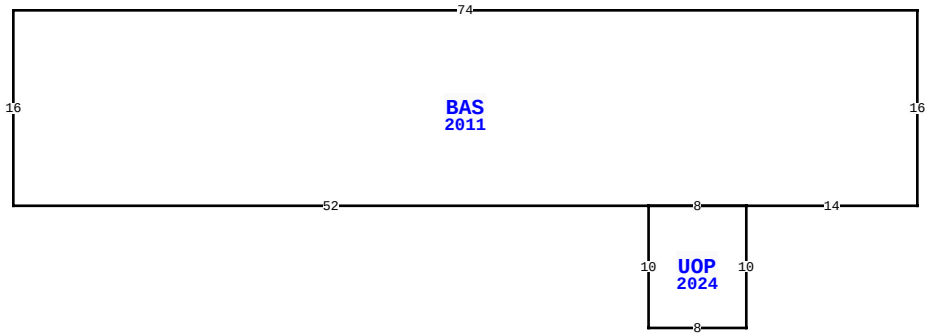
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2011	1,184	37,211
UOP	80	25	2024	20	629
TOTALS	1,264			1,204	37,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	116.4000	104.76	126,131	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 0% - 0 Heated Area: 1184 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0175/0355	1/01/1974	WD	Q	I		15,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W74 S16 E52 E8 E14 N16 $
UOP=[YR=2024;ORIG=-22,16] E8 S10 W8 N10 $
.

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 01/06/2023 BY KWA Total Acres: 1.86 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/09/2026 BY SYS