TRACTS 1 & PT TRACT 2 IN
OR 334/92 & OR 345/131
LEE STONER SHORES 1 UNR &

MULLEN PETER P
540470 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-296A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

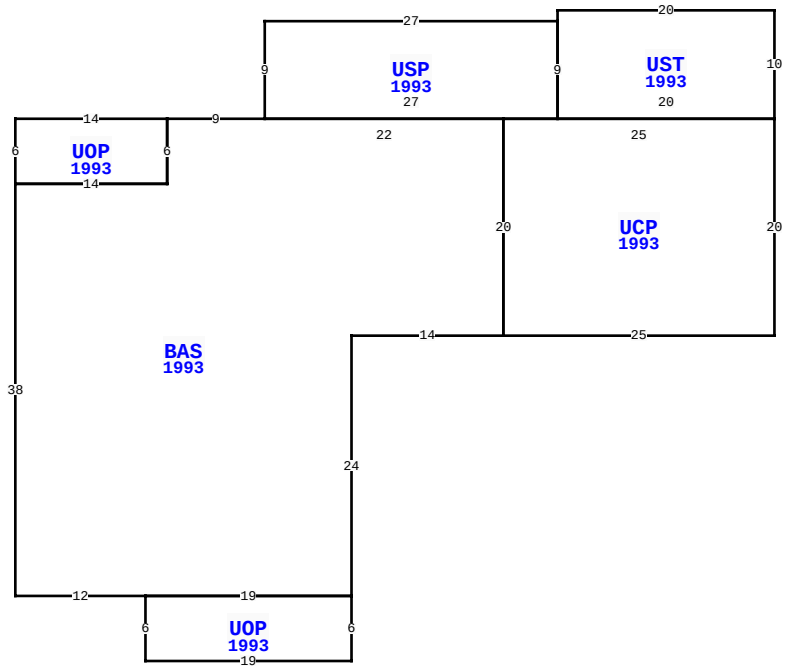
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,560	100	1993	1,560	136,139
UCP	500	20	1993	100	8,727
UOP	84	20	1993	17	1,483
UOP	114	20	1993	23	2,007
USP	243	30	1993	73	6,371
UST	200	45	1993	90	7,854
TOTALS	2,701			1,863	162,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,863	119.4620	125.44	233,695	1924	1975	0	0	0	30.43	69.57

1 SINGLE FAM 100% - 1982 Heated Area: 1560 HX Base Yr 1982



540470 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		162,582
TOTAL MARKET OB/XF VALUE		2,190
TOTAL LAND VALUE - MARKET		157,500
TOTAL MARKET VALUE		322,272
SOH/AGL Deduction		203,190
ASSESSED VALUE		119,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,671
TOTAL JUST VALUE		322,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5152	ADDITION	6,550	09/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0345/0131	9/01/1981	MS	U	V		9,500
GRANTOR: SCOTT TALMADGE L						
GRANTEE: MULLEN PETER PHILLI						
0345/0129	9/01/1981	MS	U	V		9,500
GRANTOR: DENNY DON A						
GRANTEE: MULLEN PETER PHILLI						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 S1 USP=[YR=1993] W27 S9 BAS=[YR=1993] W9 UOP=[YR=1993] W14 S6 E14 N6$ S6 W14 S38 E12 UOP=[YR=1993] S6 E19 N6 W19$ E19 N24E14 UCP=[YR=1993] E25 N20 W25 S20$ N20 W22$ E27 N9$ S9 E20 N10 $.

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	1980	1980	3	42	1,470	
2	1242	WD DECK A	0	100	24	15	360.00	SF	10.00	10.00	100	1989	1989	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,190

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	0004	RM	0.00	0.00	4.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	157,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.50 Total Land Value: 157,500 Market: 0 Agricultural: 0 Common: 157,500 PRINTED 07/09/2026 BY SYS