

CAIN PALMA DAVID & KRISTIE CLAYTOR
540418 LEM TURNER RD
CALLAHAN, FL 32011

37-1N-25-296A-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structure
Roof Cover
Interior Wall
Interior Floor
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories

Units

25
10
12
05
13
03
04
1
05
1.

MOD METAL 100
STEEL FRME 100
MODULAR MT 100
DRYWALL 100
LVT/LAMNT 100
CENTRAL 100
AIR DUCTED 100
1 100
1.5 100
STEEL 100
1. 100

0 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

02
0100

8026.00

Quality Level 02
SINGLE FAMILY
MKT AREA

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS7501002024750116,402
FOP2403020247211,174
UGR75045202433852,458

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,160112.7840156.77181,853202320230001.0099.00

1 SNGL FAM100% - 2024Heated Area: 750HX Base Yr 2024

BAS
2024

UGR
2024

FOP
2024

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

05/07/2026MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RM145.00212.001.00LT1.001.001.0051,000.0051,000.0051,000

REVIEW DATE07/26/2023BYKWTotal Acres: 0.00Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE180,034
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET231,034
TOTAL MARKET VALUE231,034
SOH/AGL Deduction37,248
ASSESSED VALUE193,786
TOTAL EXEMPTION VALUEHX HB SX101,411
BASE TAXABLE VALUE92,375
TOTAL JUST VALUE231,034
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE215,713

BARNDOMINIUM

PERMIT NUMDESCRIPTIONAMTISSUED

C2206148C005/01/2023
22006148NEW CONSTR163,34204/20/2022

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

2708/6164/19/2024WD U I 3778,000

GRANTOR: CAIN PALMA DAVID & KR
GRANTEE: GLISSON MACY NICOLE
2465/12045/27/2021WD U V 3735,000
GRANTOR: MCLENDON RICHARD A &
GRANTEE: CAIN PALMA DAVID &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E25 S30 W5 W20 N30 \$
UGR=[YR=2024;ORIG=35,10] E25 S30 W25 N30 \$
FOP=[YR=2024;ORIG=10,40] E20 S12 W20 N12 \$