

TRACT 9
IN OR 2090/217
LEE STONER SHORES 2 UNR

WILLIAMS TERRENCE ANDREW & MARY
540244 LEM TURNER RD
CALLAHAN, FL 32011

2026

37-1N-25-296B-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8026.00	

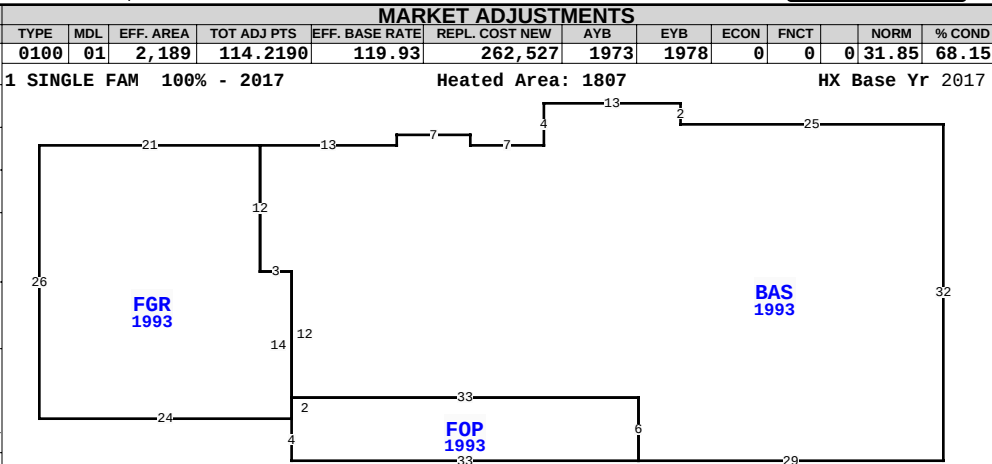
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100	1993	1,807	147,691
FGR	588	55	1993	323	26,399
FOP	198	30	1993	59	4,822

TOTALS	2,593			2,189	178,912
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	
3	0351	CARPORT MT	0	100	18	15	315.00	SF	6.60	6.60	
4	0351	CARPORT MT	0	100	27	5	135.00	SF	6.60	6.60	
5	0351	CARPORT MT	0	100	24	20	480.00	SF	6.60	6.60	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RM	150.00	300.00	1.00	LT	

REVIEW DATE 06/04/2024 BY TWA



540244 LEM TURNER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2026 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		178,912	
TOTAL MARKET OB/XF VALUE		7,910	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		237,822	
SOH/AGL Deduction		100,417	
ASSESSED VALUE		137,405	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		85,994	
TOTAL JUST VALUE		237,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996400	NEW CONSTR	0	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2090/0217	12/16/2016	WD	Q	I	01	167,500	
GRANTOR: CLEVELAND ELOISE & VI							
GRANTEE: WILLIAMS TERRENCE A							
2086/0796	12/01/2016	PR	U	I	19	100	
GRANTOR: COLLINS ROY JERRELLE							
GRANTEE: CLEVELAND ELOISE &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W25 N2 W13 S4 W7 N1 W7 S1 W13 FGR=[YR=1993] W21 S26 E24 FOP=[YR=1993] S4 E33 N6 W33 S2 \$ N14 W3 N12 \$ S12 E3 S12 E33 S6 E29 N32 \$.							

TOTAL OB/XF											
7,910											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RM	150.00	300.00	1.00	LT	

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