

TRACT 50
IN OR 2327/1497
LEE STONER SHORES 3 UNR

TRUETT JAMES EDGAR JR
540201 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-296C-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,602	100	1993	1,602	132,113
BAS	255	100	2006	255	21,029
FEP	36	80	2006	29	2,391
FSP	84	40	2006	34	2,804
FSP	135	40	2006	54	4,453
TOTALS	2,112			1,974	162,790

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	
5	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	

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	0	0004	CN	192.00	200.00	40,000.00	SF	

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,974	114.6600	120.39	237,650	1973	1982	0	0	31.50	68.50
1 SINGLE FAM 0% - 2026 Heated Area: 1857 HX Base Yr											
540201 LEM TURNER RD, CALLAHAN											

BLD DATE	09/11/2007	DJ	LGL DATE	
XF DATE			LAND DATE	05/13/2025
INC DATE			AG DATE	DC

TOTAL OB/XF											
4,204											

Total Acres: 0.92 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	325,604		
TOTAL MARKET OB/XF VALUE	4,204		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	449,808		
SOH/AGL Deduction	0		
ASSESSED VALUE	449,808		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	449,808		
TOTAL JUST VALUE	449,808		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	437,390		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974348	CARPORT	5,100	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2327/1497	12/20/2019	QC	U	I	11	100	
GRANTOR: TRUETT JAMES E & LILL							
GRANTEE: TRUETT JAMES EDGAR							
0147/0310	6/12/1973	WD	Q	I		4,000	
GRANTOR: LEE JOHN W & MARJORIE							
GRANTEE: TRUETT JAMES E & LI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 FSP=[YR=2006] N6 W14 S6 E14\$ W40 BAS=[YR=2006] W15 S17 FSP=[YR=2006] S9 E15 N9 W15\$ E15 N17 \$ S26 E29 FEP=[YR=2006] E6 N6 W6 S6\$ N6 E6 S6 E28 N26\$.											

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