LOT 3
IN OR 2788/522
NASSAU VILLAGE # 3 UNR

HARRIS ZACHARY
540586 LEM TURNER RD
CALLAHAN, FL 32011

2026

37-1N-25-299C-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitc	09	CUSTOM NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

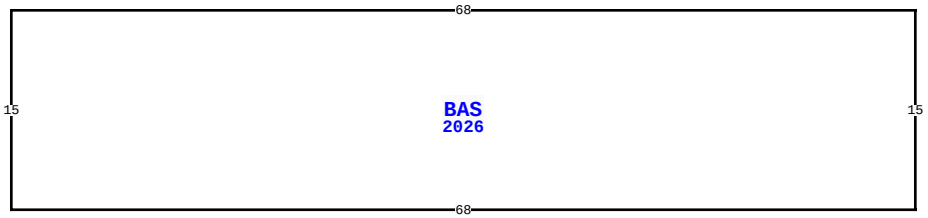
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	2026	1,020	114,966
TOTALS	1,020			1,020	114,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,020	126.5000	113.85	116,127	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1020 HX Base Yr 2026



540586 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		114,966
TOTAL MARKET OB/XF VALUE		1,351
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		162,217
SOH/AGL Deduction		0
ASSESSED VALUE		162,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,806
TOTAL JUST VALUE		162,217
NCON VALUE		114,966
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009495			08/25/2025
MH250008660	MANU REPL	0	08/04/2025
6992	NEW CONSTR	2,178	10/04/1990
3552	H/AC	2,750	10/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/522	5/12/2025	WD	Q	I	03	75,000
GRANTOR: MORRIS CURTIS J						
GRANTEE: HARRIS ZACHARY						
2755/484	12/10/2024	WD	U	I	14	40,000
GRANTOR: MORRIS CURTIS JAMES						
GRANTEE: MORRIS DWAYNE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E68 S15 W68 N15 $
.

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	0940	SHEDS/PORT	0	100	14	24	336.00	SF	20.10	20.10	100	1985	1985	3	20	1,351	

LAND DESCRIPTION

TOTAL OB/XF 1,351

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	130.00	343.00	1.00	LT		1.00	1.00	0.90	51,000.00	45,900.00	45,900							

REVIEW DATE 09/19/2026 BY TW Total Acres: 0.00 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/09/2026 BY SYS