

LOT 7
IN OR 1594/598
FTWD 2001 DW/MH

LINDSEY DONALD & SUSAN
540644 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299C-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
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	2,052	100	2005	2,052	95,236
TOTALS	2,052			2,052	95,236

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	20	28	560.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	RM	186.00	338.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	117.2000	105.48	216,445	2001	2001	0	0	56.00	44.00
1 M/H 94+			100% - 2006			Heated Area: 2052			HX Base Yr 2006		

27

76

27

76

BAS
2005

540644 LEM TURNER RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
13,881											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		95,236	
TOTAL MARKET OB/XF VALUE		13,881	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		160,117	
SOH/AGL Deduction		71,348	
ASSESSED VALUE		88,769	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		37,358	
TOTAL JUST VALUE		160,117	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003318	MH MOVE-ON	0	11/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1594/0598	11/21/2008	WD	Q	I	01	100	
GRANTOR: MOOYLE SUSAN A (LINDS							
GRANTEE: LINDSEY DONALD & SU							
1344/0998	8/24/2005	WD	Q	I		102,000	
GRANTOR: GREEN BUSH PROPERTIES							
GRANTEE: MOYLE SUSAN A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2005] W76 S27 E76 N27\$.									