LOT A
IN OR 1796/461
ESMT OR 1187/719

PHELAN CHRISTOPHER D
540838 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299D-000A-0000

BUILDING CHARACTERISTICS

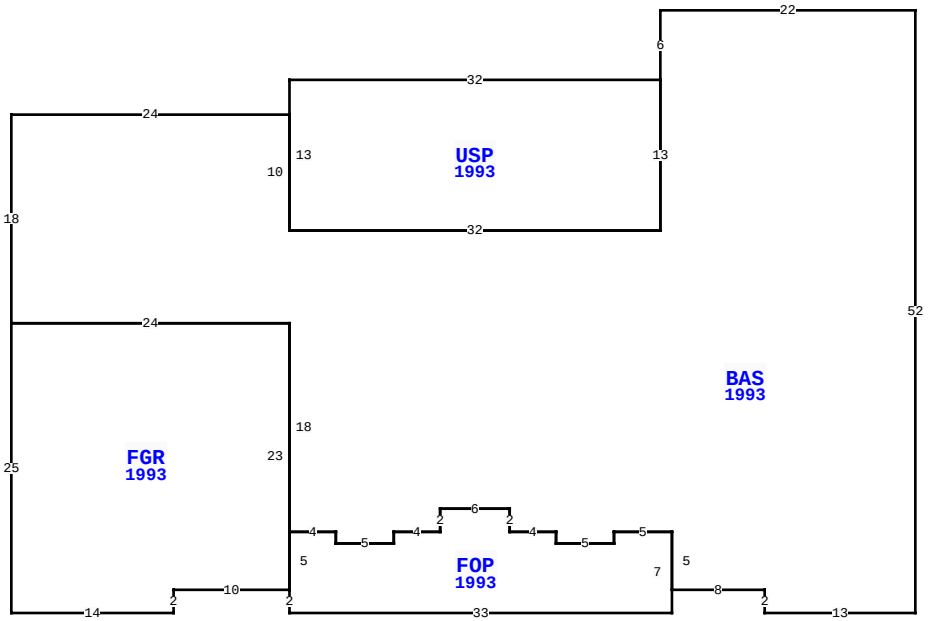
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	2,383	100	1993	2,383	209,677
FGR	580	55	1993	319	28,069
FOP	233	30	1993	70	6,159
USP	416	30	1993	125	10,999
TOTALS	3,612			2,897	254,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	121.4480	127.52	369,425	1978	1983	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2026 Heated Area: 2383 HX Base Yr



540838 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,903
TOTAL MARKET OB/XF VALUE		5,266
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		311,169
SOH/AGL Deduction		0
ASSESSED VALUE		311,169
TOTAL EXEMPTION VALUE	13	311,169
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1796/0461	5/30/2012	WD	Q	I	02	170,500
GRANTOR: FRICKE HAROLD JEAN JR						
GRANTEE: PHELAN CHRISTOPHER						
1236/0192	6/07/2004	WD	Q	I		195,000
GRANTOR: ANNO DANIEL E & ELIZA						
GRANTEE: FRICKE HAROL JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S6 USP=[YR=1993] W32 S13 E32 N13$ S13 W32 N10 W24 S18 FGR=[YR=1993] S25 E14 N2 E10 FOP=[YR=1993] S2 E33 N7 W5 S1 W5 N1 W4 N2 W6 S2 W4 S1 W5 N1 W4 S5$ N23 W24$ E24 S18 E4 S1 E5 N1 E4 N2 E6 S2 E4 S1 E5 N1 E5 S5 E8 S2 E13 N52$.

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	0510	GARAGE WD-	0	100	16	21	336.00	SF	35.00	35.00	100	1980	1980	3	20	2,352	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1995	1995	3	20	1,296	

LAND DESCRIPTION

TOTAL OB/XF 5,266

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	140.00	335.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS