LOT B
IN OR 2755/545
NASSAU VILLAGE #4 UNR

JANKOVIC MILAN & ANA
540854 LEM TURNER RD
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

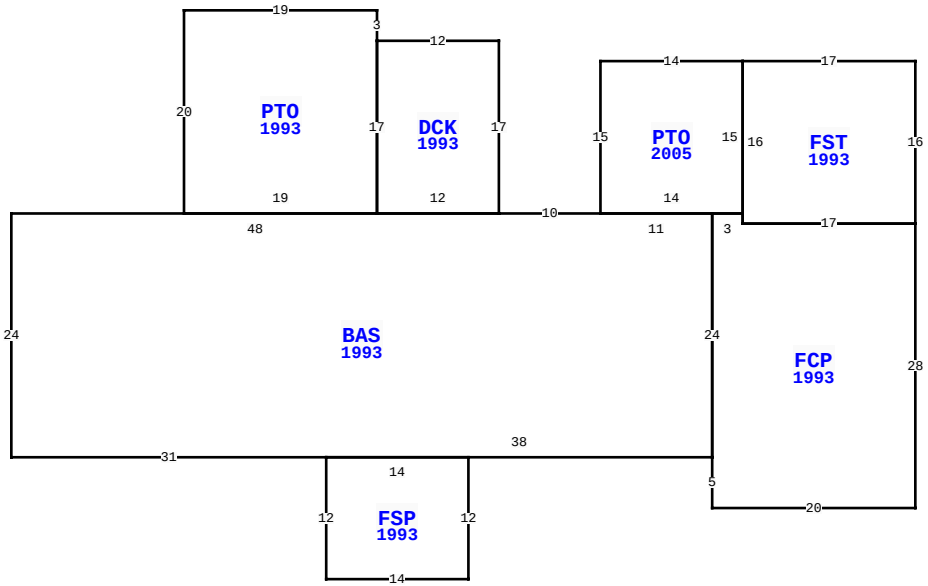
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100	1993	1,656	92,281
DCK	204	15	1993	31	1,728
FCP	563	25	1993	141	7,857
FSP	168	60	1993	101	5,628
FST	272	65	1993	177	9,864
PTO	380	5	1993	19	1,059
PTO	210	5	2005	10	558
TOTALS	3,453			2,135	118,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,135	131.1200	111.45	237,946	1974	2004	0	0	0	50.00	50.00

1 M/H 93- 100% - 2025 Heated Area: 1656 HX Base Yr 2025



540854 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		118,973
TOTAL MARKET OB/XF VALUE		1,062
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		171,035
SOH/AGL Deduction		0
ASSESSED VALUE		171,035
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,624
TOTAL JUST VALUE		171,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005374	REPAIR/RRF	16,000	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/545	12/05/2024	WD	Q	I	01	210,000
GRANTOR: TIMBERLINE INC						
GRANTEE: JANKOVIC MILAN & AN						
2671/1615	10/04/2023	WD	Q	I	01	182,500
GRANTOR: GRIMM THERESA M						
GRANTEE: TIMBERLINE INC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W17 PTO=[YR=2005] W14 S15 BAS=[YR=1993] W10 DCK=[YR=1993] N17 W12 PTO=[YR=1993] N3 W19 S20 E19 N17 $ S17 E12 $ W48 S24 E31 FSP=[YR=1993] S12 E14 N12 W14 $ E38 FCP=[YR=1993] S5 E20 N28 W17 N1 W3 S24 $ N24 W11 $ E14 N15 $ S16 E17 N16 $.

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
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
3	1242	WD DECK A	0	100	9	39	351.00	SF	10.00	10.00	100	2004	2004	3	20	702	

LAND DESCRIPTION

TOTAL OB/XF 1,062

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	127.00	336.00	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