LOT 42
IN OR 973/638
NASSAU VILLAGE 5 UNR

DAVIS MINNIE E
540746 LEM TURNER RD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0042-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

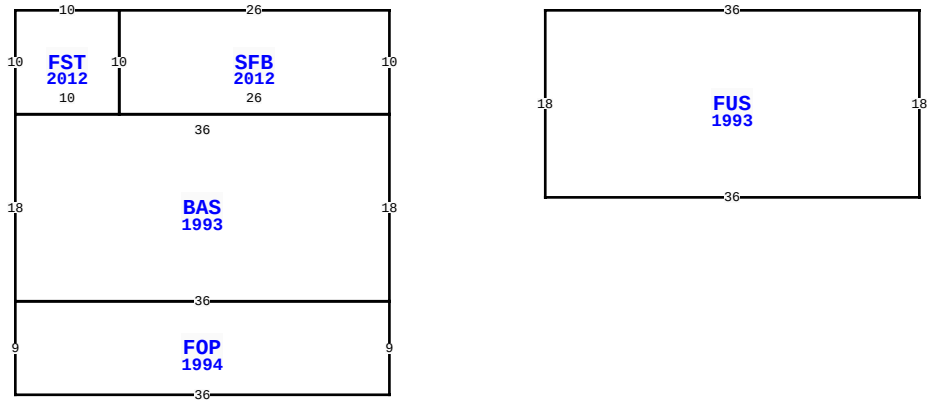
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	54,458
FOP	324	30	1994	97	8,152
FST	100	55	2012	55	4,622
FUS	648	100	1993	648	54,458
SFB	260	80	2012	208	17,480
TOTALS	1,980			1,656	139,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	95.0000	99.75	165,186	1991	1991	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2003 Heated Area: 1504 HX Base Yr 2003



540746 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		139,169
TOTAL MARKET OB/XF VALUE		3,530
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		193,699
SOH/AGL Deduction		85,800
ASSESSED VALUE		107,899
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		51,488
TOTAL JUST VALUE		193,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8043	XFOB	3,060	04/29/1992
6006	NEW CONSTR	900	06/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0638	3/05/2001	WD	Q	I		70,000
GRANTOR: LEMON MARY HELEN						
GRANTEE: DAVIS HERBERT L & M						
0456/0593	6/01/1985	WD	U	V		27,000
GRANTOR:						
GRANTEE:						

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	31	12	372.00	SF	35.00	35.00	100	1992	1992	3	20	2,604	
3	0351	CARPORT MT	0	100	21	21	441.00	SF	10.00	10.00	100	2005	2005	3	21	926	

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W26 FST=[YR=2012] W10 S10 BAS=[YR=1993] S18 FOP=[YR=1994] S9 E36 N9 W36$ E36 N18 W36$ E10 N10 $ S10 E26 N10$ PTR=E15 FUS=[YR=1993] E36 S18 W36 N18$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,530

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	0006	RM	144.00	329.00	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