TRACT 1
(EX OR 2250/1852)
NASSAU VILLAGE WEST PB 5/23

SHELFER JOE M JR
540527 LEM TURNER RD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0001-0000

BUILDING CHARACTERISTICS

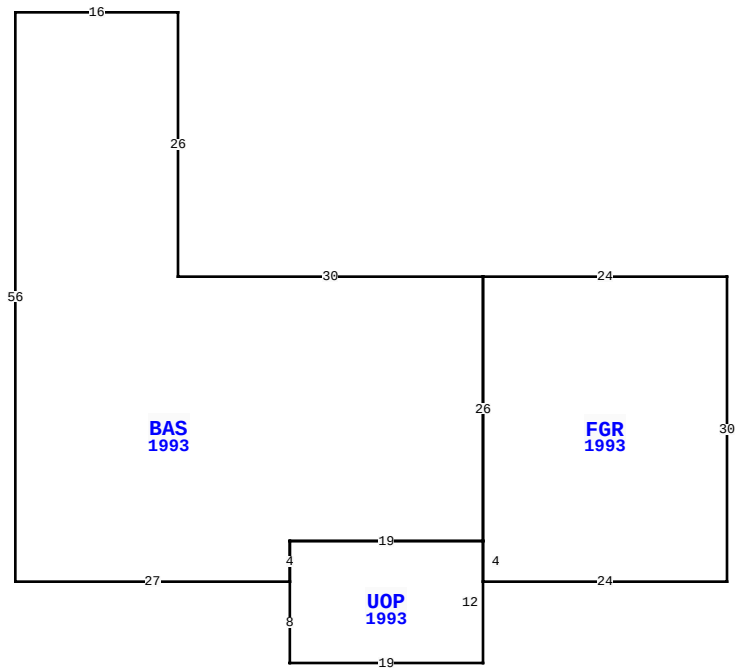
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,720	100	1993	1,720	184,439
FGR	720	55	1993	396	42,464
UOP	228	20	1993	46	4,932
TOTALS	2,668			2,162	231,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	120.5400	167.55	362,243	1973	1973	0	0	0	36.00	64.00

1 SNGL FAM 100% - 2020 Heated Area: 1720 HX Base Yr 2020



540527 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		231,836
TOTAL MARKET OB/XF VALUE		46,728
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		329,564
SOH/AGL Deduction		148,868
ASSESSED VALUE		180,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,285
TOTAL JUST VALUE		329,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/0820	9/06/2019	WD	U	I	16	100
GRANTOR: GAMBRELL SHIRLEY S						
GRANTEE: SHELEFER JOE M JR						
2102/0107	3/23/2015	QC	U	I	11	100
GRANTOR: SHELFER JUDY						
GRANTEE: GAMBRELL SHIRLEY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N26 W16 S56 E27 UOP=[YR=1993] S8 E19 N12 W19 S4 $ N4 E19 FGR=[YR=1993] S4 E24 N30 W24 S26 $ N26$.

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	10	16	160.00	SF	19.50	19.50	100	1973	1973	3	20	624	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1975	1975	04	85	42,500	
10	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
12	0510	GARAGE WD-	0	100	28	12	336.00	SF	35.00	35.00	100	1995	1995	3	20	2,352	

LAND DESCRIPTION

TOTAL OB/XF 46,728

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS