

TRACT 67
IN OR 2129/1691
NASSAU VILLAGE WEST PB 5/23

CASHWELL RONDY S & CRISTIN M
540643 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT 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 90
Interior Floo	08	SHT VINYL 10
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	2,526	100	1993	2,526	247,661
FGR	462	55	1993	254	24,903
FOP	128	30	1993	38	3,726
FST	72	55	1993	40	3,922
UOP	390	20	1993	78	7,647
TOTALS	3,578			2,936	287,859

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0351	CARPORT MT	0	100	26	20	520.00	SF	10.00
6	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00

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		RM	150.00	295.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,936	108.1000	150.26	441,163	1973	1978	0	0	0	34.75	65.25
1 SNGL FAM 100% - 2018 Heated Area: 2526 HX Base Yr 2018												
540643 LEM TURNER RD, CALLAHAN												

540643 LEM TURNER RD, CALLAHAN				XF DATE				LAND DATE		05/07/2026	MLU
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092		
1.00	UT	50,000.00	50,000.00	100	1974	1974	04	85	42,500		
520.00	SF	10.00	10.00	100	2024	2019		78	4,056		
648.00	SF	10.00	10.00	100	2024	2022		90	5,832		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		287,859	
TOTAL MARKET OB/XF VALUE		53,480	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		392,339	
SOH/AGL Deduction		184,670	
ASSESSED VALUE		207,669	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		156,258	
TOTAL JUST VALUE		392,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,494	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4098	N/A	4,100	05/14/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2129/1691	6/16/2017	WD	Q	V	01
GRANTOR: DANIEL TONY W & ALENE					
GRANTEE: CASHWELL RONDY S &					
1706/1740	9/30/2010	WD	Q	I	02
GRANTOR: KALEEL WINIFRED A					
GRANTEE: DANIEL TONY W & ALE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 UOP=[YR=1993] N13 W30 S13 E30\$ W61 S12 FGR=[YR=1993] S22 E21 FST=[YR=1993] E8 FOP=[YR=1993] S4 E32 N4 W32\$ N9 W8 S9\$ N22 W21\$ E21 S13 E8 S9 E61 N34\$.									