TRACT 70
NASSAU VILLAGE WEST PB 5/23

RIVERA-RAMOS LUISANA/RAMOS JOSE
540685 LEM TURNER RD
CALLAHAN, FL 32011

2026

37-1N-25-299F-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

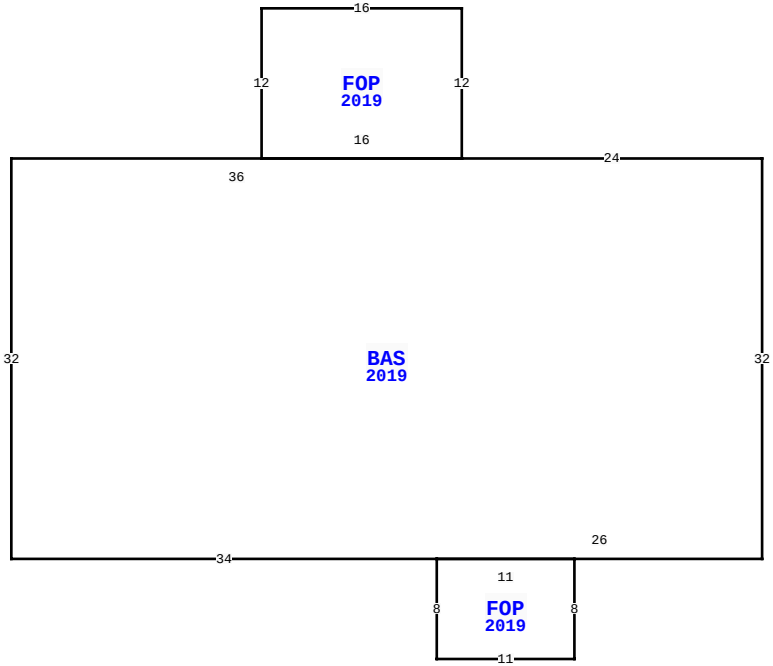
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,920	100	2019	1,920	261,631
FOP	88	30	2019	26	3,543
FOP	192	30	2019	58	7,903
TOTALS	2,200			2,004	273,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	100.5480	139.76	280,079	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 1920 HX Base Yr 2025



540685 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		278,616
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		329,616
SOH/AGL Deduction		51,078
ASSESSED VALUE		278,538
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		222,127
TOTAL JUST VALUE		329,616
NCON VALUE		5,539
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003808	NEW CONSTR	234,068	06/01/2018
E11421	CHNGE SRVC	0	07/01/2003
MH3887	MH MOVE-ON	0	07/01/2002
P5835	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/98	7/08/2024	WD	Q	I	01	375,000
GRANTOR: TURNER GEORGE A & DEB						
GRANTEE: RIVERA-RAMOS LUISAN						
2158/1911	11/15/2017	PR	Q	V	02	37,000
GRANTOR: FIORE MARJORIE L P/R						
GRANTEE: TURNER GEROGE A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] N12 W16 S12 E16$ W36 S32 E34
FOP=[YR=2019] S8 E11 N8 W11$ E26 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	150.00	291.00	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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	29	NONE 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

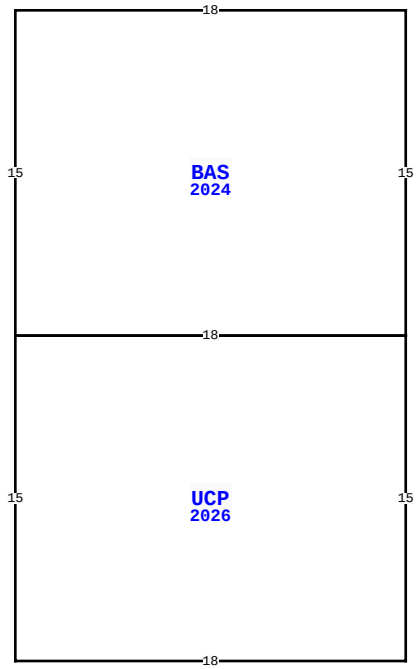
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	2024	270	4,616
UCP	270	20	2026	54	924
TOTALS	540			324	5,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	324	44.2750	17.27	5,595	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 270 HX Base Yr 2025



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GRANTEE: RIVERA-RAMOS LUISAN						
2158/1911	11/15/2017	PR	Q	V	02	37,000
GRANTOR: FIORE MARJORIE L P/R						
GRANTEE: TURNER GEROGE A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E18 S15 W18 N15 $
UCP=[YR=2026;ORIG=50,25] E18 S15 W18 N15 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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