

TRACT 111 OR 227/674  
1988 PINE D/W MH  
NASSAU VILLAGE WEST PB 5/23

ROWE JOYCE A EST  
540887 LEM TURNER ROAD  
CALLAHAN, FL 32011

2026

37-1N-25-299F-0111-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 60     |
| Interior Wall            | 05 | DRYWALL 40     |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 2  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

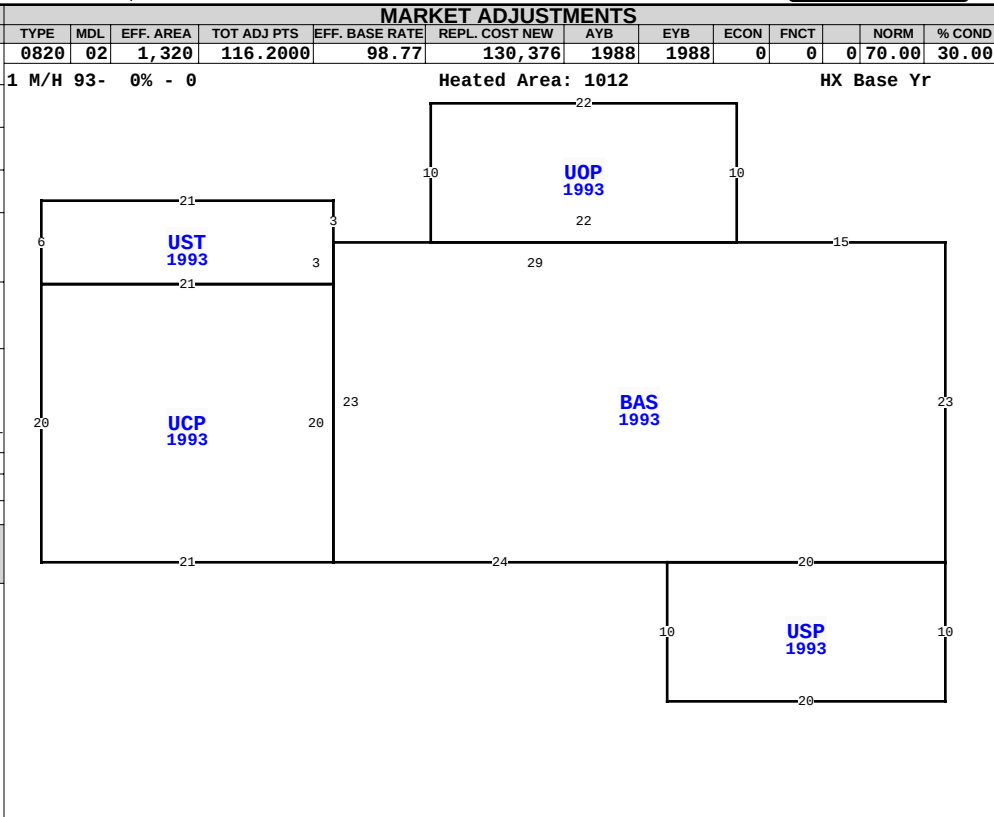
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,012            | 100         | 1993 | 1,012        | 29,987               |
| UCP       | 420              | 20          | 1993 | 84           | 2,489                |
| UOP       | 220              | 25          | 1993 | 55           | 1,630                |
| USP       | 200              | 50          | 1993 | 100          | 2,963                |
| UST       | 126              | 55          | 1993 | 69           | 2,045                |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,978 |  |  | 1,320 | 39,113 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0       | 0 | 8 | 8     |    | 64.00 | SF 20.10       |
| 2              | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 0     |    | 1.00  | UT 3,500.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0004 | RM       | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 540887 LEM TURNER RD, CALLAHAN | BLD DATE | LGL DATE  | 05/07/2026 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0940       | SHEDS/PORT  | 0       | 0 | 8 | 8     |    | 64.00 | SF 20.10       | 100       | 1980    | 1980        | 3 | 20     | 257             |       |
| 2   | 0500       | FP-PRE FAB  | 0       | 0 | 0 | 0     |    | 1.00  | UT 3,500.00    | 100       | 1988    | 1988        | 3 | 60     | 2,100           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 2,357     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1           | 000100   | C   | RES                  | 0   | 0004 | RM       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 51,000.00  | 51,000.00      |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 51,000 | Market: 0 | Agricultural: 0 | Common: 51,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 6 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 6 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 39,113      |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 2,357       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 51,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 92,470      |   |
| SOH/AGL Deduction         |  |              |  | 0           |   |
| ASSESSED VALUE            |  |              |  | 92,470      |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 92,470      |   |
| TOTAL JUST VALUE          |  |              |  | 92,470      |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 89,239      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M13587     | MECH OTHER  | 0      | 01/01/2008 |
| 5215       | CARPORT     | 6,519  | 10/11/1988 |
| 7214       | MH MOVE-ON  | 29,000 | 04/08/1988 |
| 4240       | N/A         | 5,831  | 07/16/1987 |

| SALES DATA                    |            |           |     |     |        |            |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0227/0674                     | 11/05/1976 | WD        | Q   | V   |        | 8,500      |  |
| GRANTOR: PEPE ANTONIO & HELEN |            |           |     |     |        |            |  |
| GRANTEE: ROWE JOYCE A         |            |           |     |     |        |            |  |
| 0201/0425                     | 8/12/1975  | WD        | Q   | V   |        | 4,000      |  |
| GRANTOR: NASSAU VILLAGE INC   |            |           |     |     |        |            |  |
| GRANTEE: PEPE ANTONIO & HELE  |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 UOP=[YR=1993] N10 W22 S10 E22\$ W29       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=1993] N3 W21 S6 UCP=[YR=1993] S20 E21 N20 W21\$ E21 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| N3\$ S23 E24 USP=[YR=1993] S10 E20 N10 W20\$ E20 N23\$.     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |