IN OR 761/1176

BRANDIES THOMAS M JR
541289 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

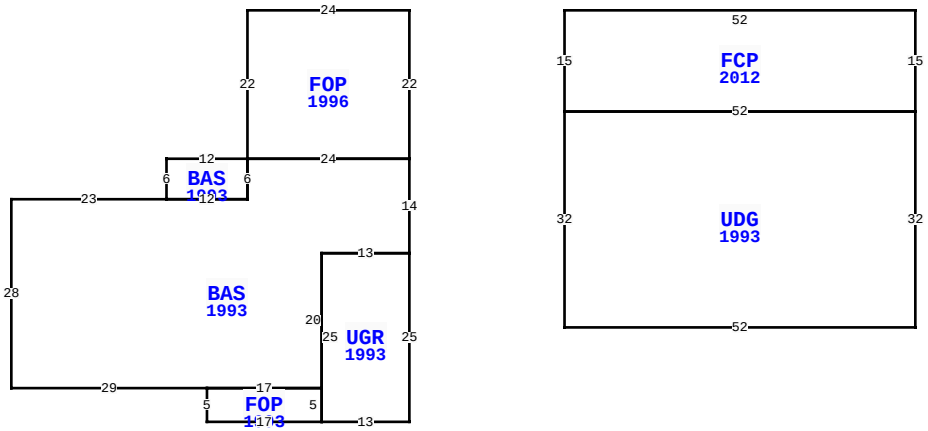
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	72	100	1993	72	5,547
BAS	1,536	100	1993	1,536	118,325
FCP	780	25	2012	195	15,022
FOP	85	30	1993	26	2,003
FOP	528	30	1996	158	12,171
UDG	1,664	55	1993	915	70,487
UGR	325	45	1993	146	11,247
TOTALS	4,990			3,048	234,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,048	94.6680	99.40	302,971	1959	1980	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 0 Heated Area: 1608 HX Base Yr



541289 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		234,803
TOTAL MARKET OB/XF VALUE		9,671
TOTAL LAND VALUE - MARKET		106,050
TOTAL MARKET VALUE		350,524
SOH/AGL Deduction		127,437
ASSESSED VALUE		223,087
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,676
TOTAL JUST VALUE		350,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001534	REPAIR/RRF	17,650	02/02/2020
B1326992	XFOB	2,400	03/01/2013
B9603326	REPAIR/RRF	2,400	09/01/1996
8209	MH MOVE-ON	20,000	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0761/1176	5/31/1996	WD	Q	I	06	33,600
GRANTOR: BRANDIES THOMAS M JR						
GRANTEE: BRANDIES THOMAS M J						
0306/0617	12/01/1979	WD	Q	V		19,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W24 S22 BAS=[YR=1993] W12 S6 BAS=[YR=1993] W23 S28 E29 FOP=[YR=1993] S5 E17 UGR=[YR=1993] E13 N25 W13 S25$N5 W17$ E17 N20 E13 N14 W24 S6 W12$ E12 N6$ E24 N22$ PTR=E75 FCP=[YR=2012] W52 S15 UDG=[YR=1993] S32 E52 N32 W52$ E52 N15$W75$.

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	0680	POLE SHED	0	100	21	24	504.00	SF	15.00	15.00	100	1980	1980	3	20	1,512	
4	0510	GARAGE WD-	0	100	37	21	777.00	SF	35.00	35.00	100	2004	2004	3	30	8,159	

LAND DESCRIPTION

TOTAL OB/XF 9,671

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	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	106,050							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.03 Total Land Value: 106,050 Market: 0 Agricultural: 0 Common: 106,050 PRINTED 07/09/2026 BY SYS