

PT LOTS 6 & 9 IN OR 516/643
A E OGILVIE ESTATE SUB
PBK 1/32

BARNES EDD F L/E/
541201 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100	1993	170	17,425
BAS	981	100	1993	981	100,554
DCK	28	10	1993	3	308
FSP	96	40	1993	38	3,895
FUS	360	100	1993	360	36,900

TOTALS	1,635			1,552	159,083
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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
2	0350	CARPORT WD	0	100	22	22	484.00	SF	8.58
3	0200	BARN WD 0-	1	100	36	20	720.00	SF	20.00

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	0004	OR	0.00	0.00	4.00

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,552	114.8520	120.59	187,156	1984	1995	0	0	0 15.00	85.00
1 SINGLE FAM 100% - 0 Heated Area: 1511 HX Base Yr											

541201 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0350	CARPORT WD	0	100	22	22	484.00	SF	8.58	8.58	100	1995	1995	3	20	831	
3	0200	BARN WD 0-	1	100	36	20	720.00	SF	20.00	20.00	20	2024	2000		20	2,880	

TOTAL OB/XF												5,514	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
04 OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000.00		

Total Acres: 4.00	Total Land Value: 140,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				159,083	
TOTAL MARKET OB/XF VALUE				5,514	
TOTAL LAND VALUE - MARKET				140,000	
TOTAL MARKET VALUE				304,597	
SOH/AGL Deduction				182,909	
ASSESSED VALUE				121,688	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				70,277	
TOTAL JUST VALUE				304,597	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				278,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2825/396	10/27/2025	LE U	I	I	11	100	
GRANTOR: BARNES EDD F							
GRANTEE: BARNES EDWARD CHARL							
2823/681	10/16/2025	LE U	I	I	11	100	
GRANTOR: BARNES EDD F							
GRANTEE: BARNES EDWARD CHARL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W9 N6 W9 S3 S4 W23 S21 E17 S2 E24 N24 \$									
FUS=[YR=1993;ORIG=5,11] E12 N8 E12 S19 W24 N11 \$									
BAS=[YR=1993;ORIG=-41,22] S10 E17 N8 N2 W17 \$									
FSP=[YR=1993;ORIG=-24,32] E12 N8 W12 S8 \$									
DCK=[YR=1993;ORIG=-18,-3] W7 S4 E7 N4 \$									
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