PT OR 758/1575 EX 11-4

FARINELLA ANTHONY M & SUSAN G
541343 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,648
TOTAL LAND VALUE - MARKET	228,650
TOTAL MARKET VALUE	7,347
SOH/AGL Deduction	0
ASSESSED VALUE	7,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,347
TOTAL JUST VALUE	232,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/1575	5/03/1996	WD	U	V	07	100
GRANTOR: BRANDIES DORIS H						
GRANTEE: FARINELLA ANTHONY M						
0752/1679	2/29/1996	WD	U	V	07	100
GRANTOR: BRANDIES DORIS H						
GRANTEE: FARINELLA ANTHONY &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	20	21	420.00	SF	10.00	10.00	100	2003	2003	3	20	840	
2	0680	POLE SHED	0	0	26	36	936.00	SF	5.00	5.00	100	2012	2012	3	60	2,808	

LAND DESCRIPTION

TOTAL OB/XF 3,648

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	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	13.45	AC		1.00	1.00	1.00	275.00	275.00	3,699							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.45	AC		1.00	1.00	1.00	17,000.00	17,000.00	228,650							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 13.45 Total Land Value: 3,699 Market: 228,650 Agricultural: 3,699 Common: 0 PRINTED 07/09/2026 BY SYS