PT OR 758/1575

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

2026

46-2N-25-0000-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

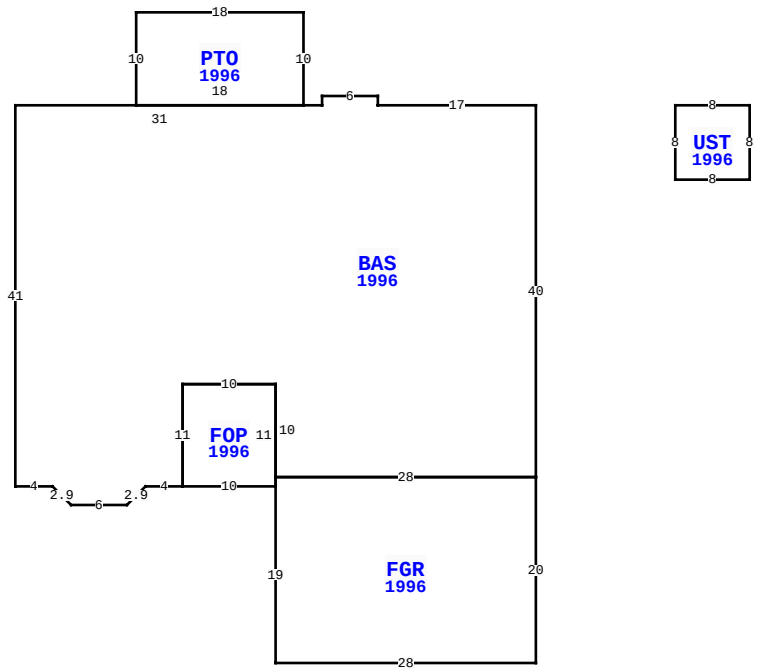
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,180	100	1996	2,180	222,395
FGR	560	55	1996	308	31,421
FOP	110	30	1996	33	3,367
PTO	180	5	1996	9	918
UST	64	45	1996	29	2,959
TOTALS	3,094			2,559	261,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,559	118.4832	124.41	318,365	1996	2001	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 1997 Heated Area: 2180 HX Base Yr 1997



541343 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		261,059
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,719
SOH/AGL Deduction		151,772
ASSESSED VALUE		161,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,536
TOTAL JUST VALUE		313,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007106	REPAIR/RRF	11,872	11/01/2017
M961510	H/AC	0	01/01/1996

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

BAS=[YR=1996] W17 N1 W6 S1 W2 PTO=[YR=1996] N10 W18 S10 E18$ W31 S41 E4 D2 R2 E6 U2 R2 E4 FOP=[YR=1996] E10FGR=[YR=1996] S19 E28 N20 W28 S1$ N11 W10 S11$ N11 E10 S10 E28 N40$ PTR=E15 UST=[YR=1996] E8 S8 W8 N8$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS