

LOT 5
IN OR 2142/775
TURNING LEAF PB 7/275

DARBY GLENN P & KAYNA F
54465 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	175,729
FGR	400	55	220	21,574
FOP	36	30	11	1,079
FUS	921	100	921	90,315
USP	180	30	54	5,296

TOTALS 3,329 2,998 293,992

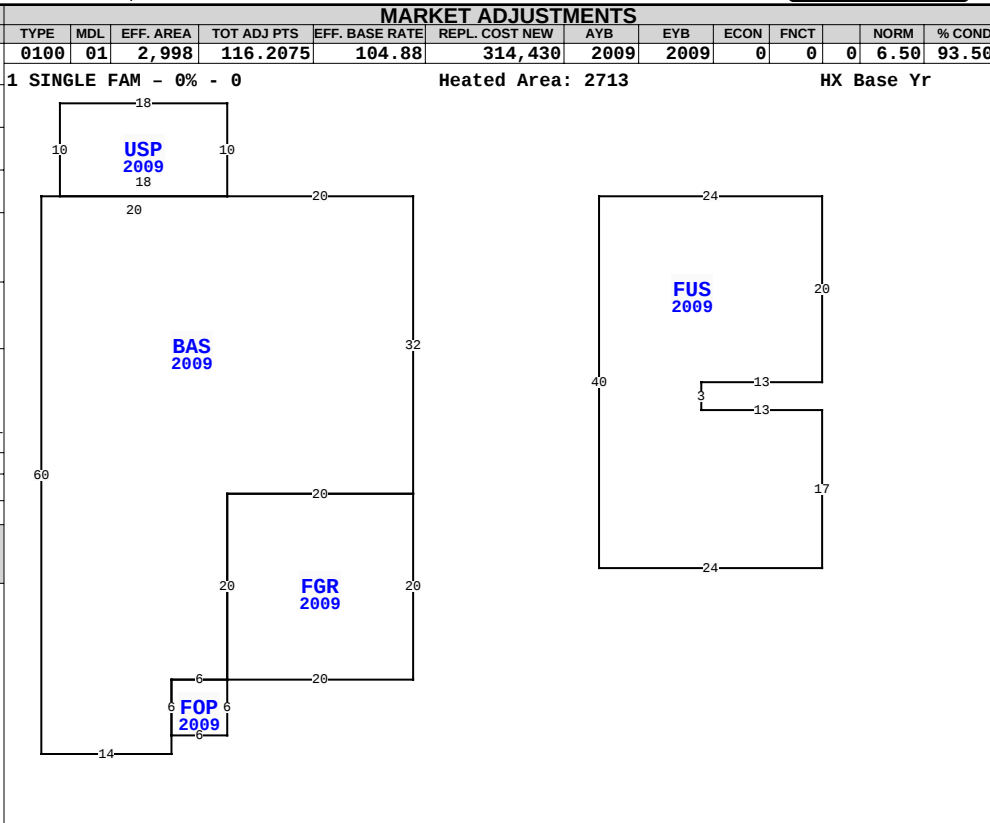
EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0		896.00	SF 6.50	100	2009	2009	3	91	5,300	
2	0476	VF 6 SBPL	0	0	0	0		450.00	LF 32.00	100	2011	2011	3	83	11,952	
3	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2011	2011	3	83	249	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/24/2020 BY KBA



54465 TURNING LEAF DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 17,501

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,992
TOTAL MARKET OB/XF VALUE		17,501
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		351,493
SOH/AGL Deduction		48,646
ASSESSED VALUE		302,847
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		302,847
TOTAL JUST VALUE		351,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22592	CO ISSUED	0	02/12/2010
B22592	NEW CONSTR	221,826	06/01/2009
M14633	MECH OTHER	0	06/01/2009
P13815	OTHER	0	06/01/2009
R11939	REPAIR/RRF	2,400	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0775	8/15/2017	WD	Q	I	01	225,000
GRANTOR: LIVELY CHRISTOPHER C						
GRANTEE: DARBY GLENN P & KAY						
1680/0603	5/07/2010	WD	Q	I	01	206,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: LIVELY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W20 USP=[YR=2009] N10 W18 S10 E18\$ W20 S60 E14
N2 FOP=[YR=2009] E6 N6W6 S6\$ N6 E6 FGR=[YR=2009] E20 N20 W20
S20\$ N20 E20 N32\$ PTR=E20 FUS=[YR=2009] E24 S20 W13 S3 E13
S17 W24 N40\$ W20\$.

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