

WILLIAMSON KENT C & TONYA L
54435 TURNING LEAF DRIVE
CALLAHAN, FL 32011

34-2N-25-208T-0006-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	17	CB STUCCO 100			0100	01	2,889	113.5050	102.44	295,949	2010	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD																							
Roof Structur	03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2011													Heated Area: 2541													HX Base Yr 2011												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE													278,192												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													19,015												
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET													40,000												
Interior Floo	08	SHT VINYL 30																TOTAL MARKET VALUE													337,207												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													153,562												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													183,645												
Bedrooms		4 100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Bathrooms		2 100																BASE TAXABLE VALUE													133,645												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													337,207												
Stories	1.	1. 100																NCON VALUE													0												
Units	00	0 100			INCOME VALUE																																						
Occupancy	00	NONE 100			PREVIOUS YEAR MKT VALUE													266,886																									
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	2,541	100	2,541	244,682																																							
FGR	399	55	219	21,088																																							
FOP	162	30	49	4,719																																							
UOP	400	20	80	7,703																																							
TOTALS		3,502		2,889	278,192																																						
EXTRA FEATURES					54435 TURNING LEAF DR, CALLAHAN																																						
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	0 100	0	0	745.00	SF	6.50	6.50	100	2010	2010	3	92	4,455																												
2	0476	VF 6 SBPL	0 100	0	0	198.00	LF	32.00	32.00	100	2011	2011	3	83	5,259																												
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	83	249																												
4	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	2013	2013	3	95	2,223																												
7	0351	CARPORT MT	0 100	44	16	704.00	SF	10.00	10.00	100	2021	2021	3	97	6,829																												
LAND DESCRIPTION					TOTAL OB/XF													19,015																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	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 Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																											