LOT 7
TURNING LEAF PB 7/275

MILLER JACOB R
54413 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0007-0000

BUILDING CHARACTERISTICS

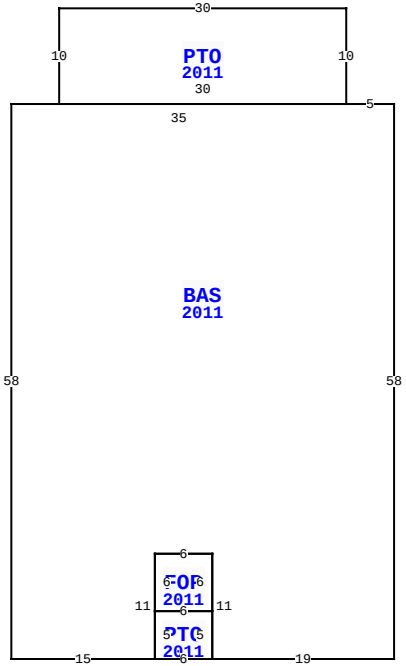
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,254	100	2,254	231,811
FOP	36	30	11	1,131
PTO	30	5	2	206
PTO	300	5	15	1,542
TOTALS	2,620		2,282	234,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	120.5890	108.83	248,350	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2254 HX Base Yr 2023



54413 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,691
TOTAL MARKET OB/XF VALUE		5,888
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		280,579
SOH/AGL Deduction		60,729
ASSESSED VALUE		219,850
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,850
TOTAL JUST VALUE		280,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24733	CO ISSUED	0	08/24/2011
P14805	NEW CONSTR	0	06/01/2011
M16228	H/AC	0	05/01/2011
B24733	NEW CONSTR	212,476	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2539/0171	2/11/2022	WD	Q	I	01	341,000
GRANTOR: SHIPLEY CHRISTOPHER J						
GRANTEE: MILLER JACOB R						
1756/0849	9/13/2011	WD	Q	I	01	153,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: SHIPLEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W5 PTO=[YR=2011] N10 W30 S10 E30$ W35 S58 E15 PTO=[YR=2011] E6 N5 FOP=[YR=2011] N6 W6 S6 E6$ W6 S5$ N11 E6 S11 E19 N58$.

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	0810	CONCRETE A	0	100	0	0	974.00	SF	6.50	6.50	100	2011	2011	3	93	5,888	

LAND DESCRIPTION

TOTAL OB/XF 5,888

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	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