LOT 8
IN OR 2032/1993
TURNING LEAF PB 7/275

LOVE JENNY COOLEY
54401 TURNING LEAF DR
CALLAHAN, FL 32011

2023

34-2N-25-208T-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
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

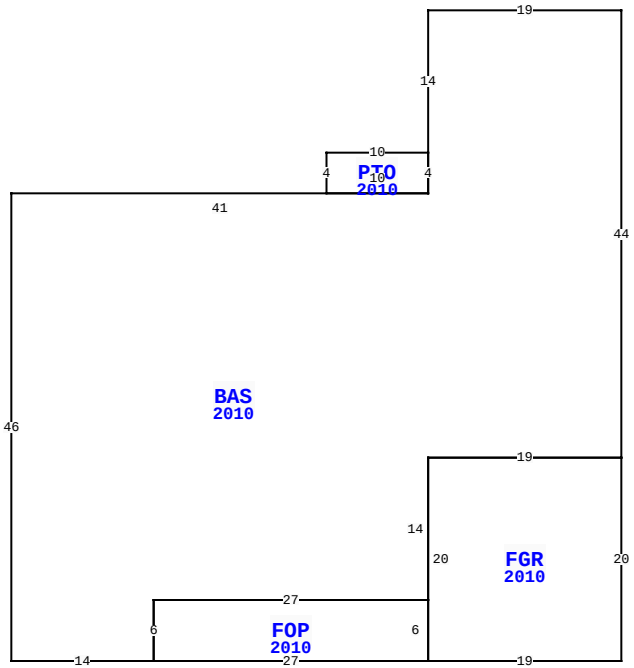
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	251,757
FGR	380	55	209	20,554
FOP	162	30	49	4,818
PTO	40	5	2	196
TOTALS	3,142		2,820	277,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,820	115.9200	104.62	295,028	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2560 HX Base Yr 2016



54401 TURNING LEAF DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,326
TOTAL MARKET OB/XF VALUE		62,140
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		379,466
SOH/AGL Deduction		144,447
ASSESSED VALUE		235,019
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,019
TOTAL JUST VALUE		379,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002622	XFOB	6,700	03/24/2020
19011298	SWIM POOL	35,000	10/28/2019
C22721	CO ISSUED	0	02/25/2010
E21984	ELEC OTHER	2,400	07/01/2009
M14718	MECH OTHER	0	07/01/2009
P13863	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1993	2/22/2016	QC	U	I	11	100
GRANTOR: LOVE ANTHONY MICHAEL						
GRANTEE: LOVE JENNY COOLEY						
1667/1841	3/08/2010	WD	Q	I	01	186,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: LOVE JENNY & ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W19 S14 PTO=[YR=2010] W10 S4 E10 N4$ S4 W41 S46 E14 FOP=[YR=2010] E27 FGR=[YR=2010] E19 N20 W19 S20$N6 W27 S6$ N6 E27 N14 E19 N44$.

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	573.00	SF	6.50	6.50	100	2010	2010	3	92	3,427	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2020	2020	3	95	36,338	
3	0855	CONC PAVER	0	100	0	0	575.00	SF	10.00	10.00	100	2020	2020	3	99	5,693	
4	0911	SCRN RM A	0	100	0	0	1,025.00	SF	17.50	17.50	100	2020	2020	3	93	16,682	

LAND DESCRIPTION

TOTAL OB/XF 62,140

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 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS