

LOT 15
IN OR 1749/198
TURNING LEAF PB 7/275

DAKE WADE A & KATHLEEN M
54277 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 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	1,318	100	1,318	125,472
FGR	624	55	343	32,654
FOP	18	30	5	476
FSP	300	40	120	11,424
FUS	1,644	100	1,644	156,508
PTO	320	5	16	1,523

TOTALS 4,224 3,446 328,057

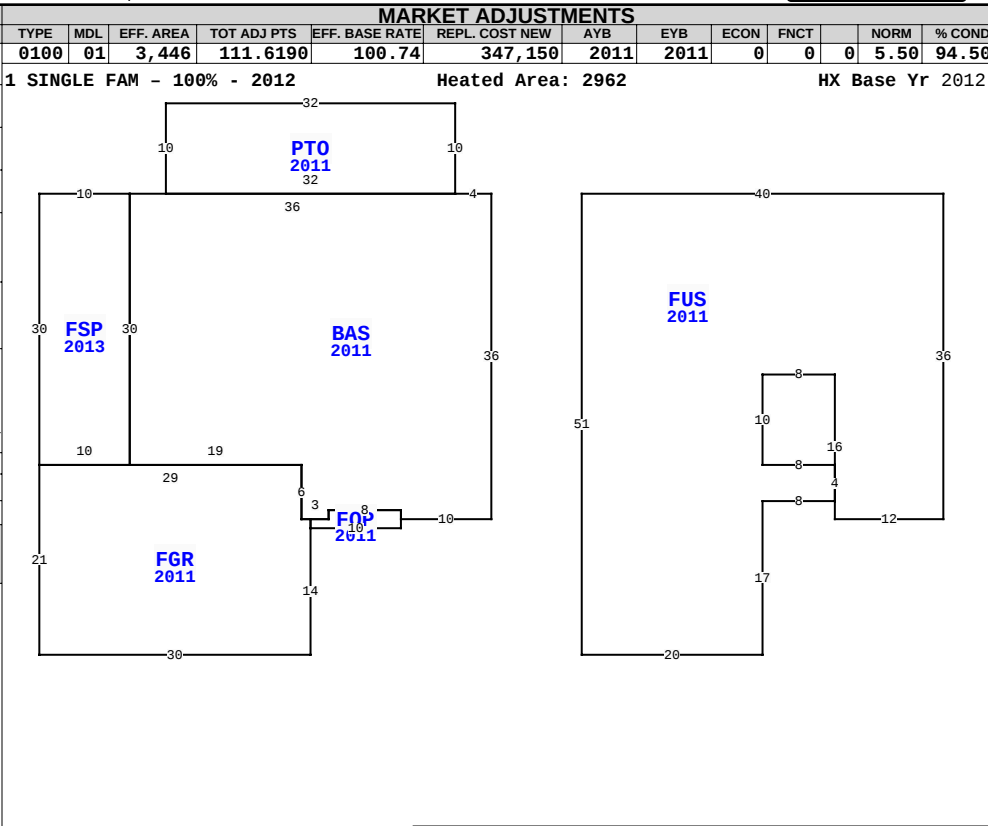
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,114.00	SF	5.20	5.20	100	2011	2011	3	93	5,387	
2	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	2013	2013	3	65	1,560	
3	0476	VF 6 SBPL	0	100	0	0	302.00	LF	32.00	32.00	100	2013	2013	3	87	8,408	
4	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	2015	2015	3	96	3,919	
5	0810	CONCRETE A	0	100	0	0	586.00	SF	6.50	6.50	100	2020	2020	3	99	3,771	

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	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 11/30/2020 BY KBA



54277 TURNING LEAF DR, CALLAHAN

TOTAL OB/XF 23,045																
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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 11/30/2020 BY KBA

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		328,057
TOTAL MARKET OB/XF VALUE		23,045
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		391,102
SOH/AGL Deduction		184,064
ASSESSED VALUE		207,038
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		152,038
TOTAL JUST VALUE		391,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530970	CARPORT	14,042	08/01/2015
B1124501	CO ISSUED	0	06/24/2011
B24501	NEW CONSTR	332,686	03/01/2011
M16028	H/AC	0	03/01/2011
P14706	NEW CONSTR	0	03/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1749/0198	7/25/2011	WD Q	I 02
GRANTOR: MARONDA HOMES INC		SALE PRICE	
GRANTEE: DAKE WADE A & KATHL		195,100	

BUILDING NOTES			
BAS=[YR=2011] W 4PT0=[YR=2011] N10 W32 S10 E32\$ W36			
FSP=[YR=2013] W10 S30 FGR=[YR=2011] S21 E30 N14 FOP=[YR=2011]			
E10 N2 W8 S1 W2 S1\$ N1 W1 N6 W29\$ E10 N30\$ S30 E19 S6 E3 N1			
E8 S1 E10 N36\$ PTR= E10 FUS=[YR=2011] E40 S36 W12 N16 W8 S10			
E8 S4 W8 S17 W20 N51\$ W10\$.			

BUILDING DIMENSIONS			
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Common: 40,000 PRINTED 08/02/2023 BY SYS