LOT 16
IN OR 1749/178
TURNING LEAF PB 7/275

SWIGART ERIC H & JANICE H
54259 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0016-0000

BUILDING CHARACTERISTICS

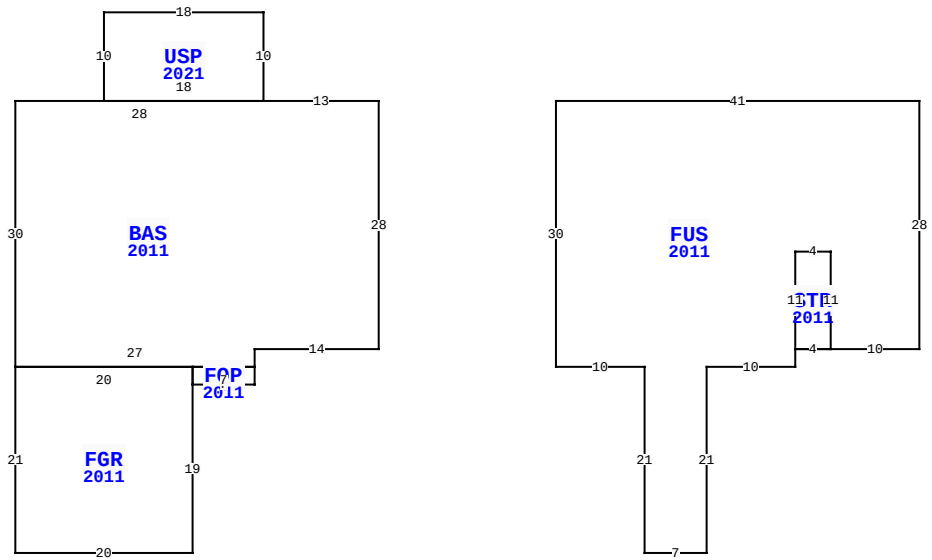
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,202	100	1,202	120,529
FGR	420	55	231	23,163
FOP	14	30	4	401
FUS	1,349	100	1,349	135,269
STR	44	10	4	401
USP	180	30	54	5,415
TOTALS	3,209		2,844	285,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,844	117.5760	106.11	301,777	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2012 Heated Area: 2551 HX Base Yr 2012



54259 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,179
TOTAL MARKET OB/XF VALUE		11,820
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		336,999
SOH/AGL Deduction		144,561
ASSESSED VALUE		192,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,438
TOTAL JUST VALUE		336,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008785	ADDITION	4,615	07/06/2021
C24514	CO ISSUED	0	07/15/2011
E23425	NEW CONSTR	0	04/01/2011
M16050	H/AC	0	04/01/2011
P14732	NEW CONSTR	0	04/01/2011
B24514	NEW CONSTR	265,687	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0178	7/20/2011	WD	Q	I	01	158,300

GRANTOR: MARONDA HOMES INC
GRANTEE: SWIGART ERIC H & JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 USP=[YR=2021] N10 W18 S10 E18$ W28 S30 FGR=[YR=2011] S21 E20 N19 FOP=[YR=2011] E7 N2 W7 S2$ N2 W20$ E27 N2 E14 N28$ PTR= E20 FUS=[YR=2011] E41 S28 W10 STR=[YR=2011] N11 W4 S11 E4$ W4 S2 W10 S21 W7 N21 W10 N30$ W20$.

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	789.00	SF	6.50	6.50	100	2011	2011	3	93	4,770	
2	0810	CONCRETE A	0	100	0	0	730.00	SF	6.50	6.50	100	2021	2021	3	100	4,745	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2021	2021	3	99	1,711	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 11,820

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 03/16/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS