

LOT 17  
IN OR 1993/449  
TURNING LEAF PB 7/275

MILLER GERALD L & TIFFANY N  
54239 TURNING LEAF DR  
CALLAHAN, FL 32011

2023

34-2N-25-208T-0017-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 50  |
| Exterior Wall            | 17 CB STUCCO 50   |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 60      |
| Interior Floor           | 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. 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       | 1,300            | 100         | 1,300        | 121,069              |
| FGR       | 630              | 55          | 346          | 32,223               |
| FOP       | 30               | 30          | 9            | 838                  |
| FSP       | 300              | 40          | 120          | 11,176               |
| FUS       | 1,800            | 100         | 1,800        | 167,634              |
| PTO       | 320              | 5           | 16           | 1,490                |

TOTALS 4,380 3,591 334,429

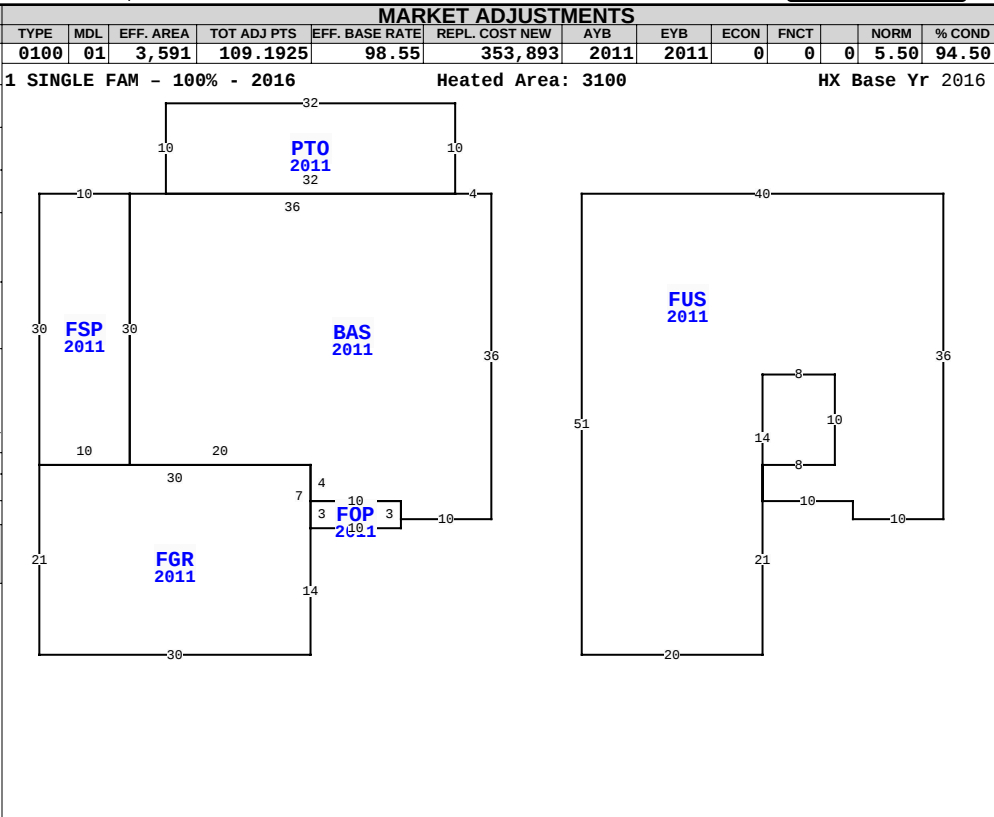
EXTRA FEATURES

| 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 | 1,202.00 | SF | 5.20   | 5.20           | 100       | 2011    | 2011        | 3 | 93     | 5,813           |       |
| 2   | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 332.00   | LF | 32.00  | 32.00          | 100       | 2017    | 2017        | 3 | 94     | 9,987           |       |
| 3   | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 1.00     | UT | 300.00 | 300.00         | 100       | 2017    | 2017        | 3 | 94     | 282             |       |

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 12/02/2020 BY KBA



54239 TURNING LEAF DR, CALLAHAN

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

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 16,082 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

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 12/02/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 334,429  |
| TOTAL MARKET OB/XF VALUE  |           | 16,082   |
| TOTAL LAND VALUE - MARKET |           | 40,000   |
| TOTAL MARKET VALUE        |           | 390,511  |
| SOH/AGL Deduction         |           | 233,052  |
| ASSESSED VALUE            |           | 157,459  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 107,459  |
| TOTAL JUST VALUE          |           | 390,511  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 310,603  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C24757     | C0 ISSUED   | 0       | 09/22/2011 |
| M16379     | H/AC        | 0       | 07/01/2011 |
| E23622     | ELEC OTHER  | 0       | 07/01/2011 |
| P1114822   | PLUMBING    | 0       | 06/01/2011 |
| B24757     | NEW CONSTR  | 332,686 | 05/01/2011 |

| SALES DATA                    |            |           |                             |
|-------------------------------|------------|-----------|-----------------------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / V I / RSN CD SALE PRICE |
| 1993/0449                     | 10/12/2014 | WD Q I 02 | 204,800                     |
| GRANTOR: BIAS BRYAN ANTHONY & |            |           |                             |
| GRANTEE: MILLER GERALD L & T  |            |           |                             |
| 1879/1793                     | 9/09/2013  | SW Q I 01 | 200,900                     |
| GRANTOR: MARONDA HOMES INC OF |            |           |                             |
| GRANTEE: BIAS BRYAN ANTHONY   |            |           |                             |

| BUILDING NOTES                                                  |  |  |  |
|-----------------------------------------------------------------|--|--|--|
| BUILDING DIMENSIONS                                             |  |  |  |
| BAS=[YR=2011] W4 PTO=[YR=2011] N10 W32 S10 E32\$ W36            |  |  |  |
| FSP=[YR=2011] W10 S30 FGR=[YR=2011] S21 E30 N14 FOP=[YR=2011]   |  |  |  |
| E10 N3 W10 S3\$ N7 W30\$ E10 N30 \$ S30 E20 S4 E10 S2 E10 N36\$ |  |  |  |
| PTR=E10 FUS=[YR=2011] E40 S36 W10 N2 W10 N14 E8 S10 W8 S21      |  |  |  |
| W20 N51\$ W10\$.                                                |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

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