LOT 18
IN OR 1772/591
TURNING LEAF PB 7/275

MOORE MICHELE
54221 TURNING LEAF DR
CALLAHAN, FL 32011

**2023**

**34-2N-25-208T-0018-0000**

## 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 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 |

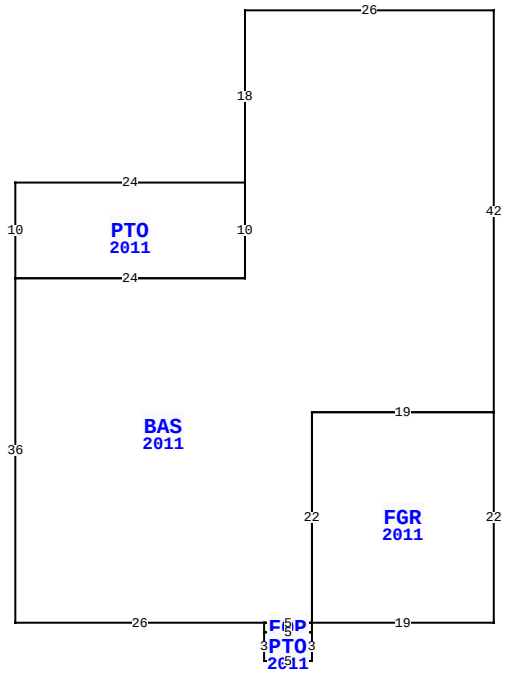
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,110 | 100 | 2,110 | 214,968 |
| FGR | 418 | 55 | 230 | 23,432 |
| FOP | 5 | 30 | 2 | 204 |
| PTO | 15 | 5 | 1 | 102 |
| PTO | 240 | 5 | 12 | 1,223 |
| TOTALS | 2,788 | | 2,355 | 239,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,355 | 119.4620 | 107.81 | 253,893 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 2110 HX Base Yr 2021




54221 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 | | 239,929 |
| TOTAL MARKET OB/XF VALUE | | 5,338 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 285,267 |
| SOH/AGL Deduction | | 66,715 |
| ASSESSED VALUE | | 218,552 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 168,552 |
| TOTAL JUST VALUE | | 285,267 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,531 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24937 | CO ISSUED | 0 | 11/09/2011 |
| E23740 | NEW CONSTR | 0 | 08/01/2011 |
| M16384 | H/AC | 0 | 07/01/2011 |
| P1489 | NEW CONSTR | 0 | 07/01/2011 |
| B24937 | NEW CONSTR | 235,332 | 07/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1772/0591 | 12/22/2011 | WD | Q | I | 01 | 158,000 |

GRANTOR: MARONDA HOMES INC OF
GRANTEE: MOORE MICHELE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W26 S18 PTO=[YR=2011] W24 S10 E24 N10$ S10 W24 S36 E26 FOP=[YR=2011] S1 PTO=[YR=2011] S3 E5 N3 W5 $ E5 N1 W5$ E5 FGR=[YR=2011] E19 N22 W19 S22$ N22 E19 N42$.

## 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 | 883.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 5,338 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,338

| 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 12/02/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS