

LOT 19  
IN OR 2070/981  
TURNING LEAF PB 7/275

CHAMBLESS RUSSELL L & RHONDA F  
54203 TURNING LEAF DR  
CALLAHAN, FL 32011

2023

34-2N-25-208T-0019-0000



| 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        | 122,745              |
| FGR       | 624              | 55          | 343          | 31,944               |
| FOP       | 18               | 30          | 5            | 466                  |
| FSP       | 300              | 40          | 120          | 11,176               |
| FUS       | 1,644            | 100         | 1,644        | 153,105              |
| USP       | 320              | 30          | 96           | 8,941                |

TOTALS 4,224 3,526 328,375

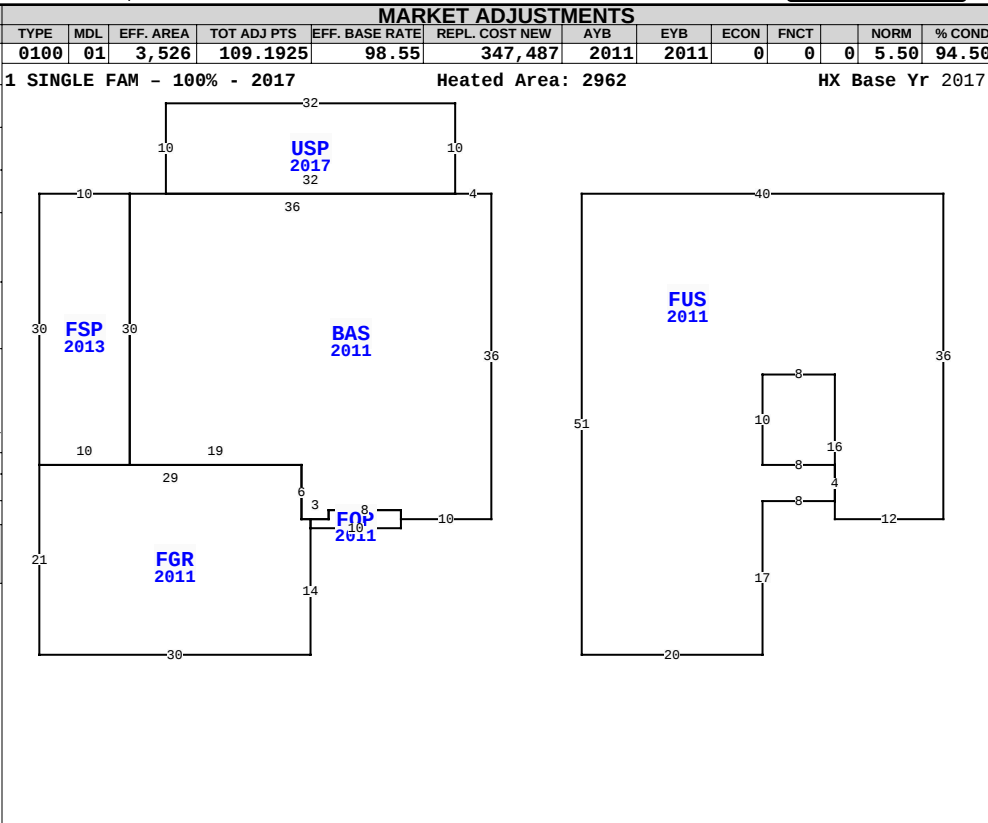
EXTRA FEATURES

| 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  | 1,153.00 | SF | 5.20  | 5.20           | 100       | 2011    | 2011        | 3 | 93     | 5,576           |       |
| 2   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 431.00   | LF | 32.00 | 32.00          | 100       | 2011    | 2011        | 3 | 83     | 11,447          |       |
| 3   | 0940       | SHEDS/PORT  | 0   | 100 | 16 | 36 | 576.00   | SF | 30.00 | 30.00          | 100       | 2021    | 2021        | 3 | 97     | 16,762          |       |

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 03/16/2022 BY HS



54203 TURNING LEAF DR, CALLAHAN

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 33,785

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     |                             |      |         |      |     |    |        |

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 328,375  |
| TOTAL MARKET OB/XF VALUE  |           | 33,785   |
| TOTAL LAND VALUE - MARKET |           | 40,000   |
| TOTAL MARKET VALUE        |           | 402,160  |
| SOH/AGL Deduction         |           | 167,637  |
| ASSESSED VALUE            |           | 234,523  |
| TOTAL EXEMPTION VALUE     | HX HB VX  | 55,000   |
| BASE TAXABLE VALUE        |           | 179,523  |
| TOTAL JUST VALUE          |           | 402,160  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 311,957  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21017294   | XFOB        | 42,491  | 12/14/2021 |
| B1327048   | ADDITION    | 2,480   | 04/01/2013 |
| C24597     | CO ISSUED   | 0       | 07/28/2011 |
| E23471     | NEW CONSTR  | 0       | 05/01/2011 |
| E23491     | ELEC OTHER  | 0       | 05/01/2011 |
| B24597     | NEW CONSTR  | 332,686 | 04/01/2011 |

SALES DATA

| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| 2070/0981                     | 9/07/2016 | WD Q      | I     | 01    |        | 216,000    |
| GRANTOR: LELEVIER JESSICA A & |           |           |       |       |        |            |
| GRANTEE: CHAMBLESS RUSSELL L  |           |           |       |       |        |            |
| 1749/1838                     | 7/29/2011 | WD Q      | I     | 01    |        | 195,900    |
| GRANTOR: MARONDA HOMES INC    |           |           |       |       |        |            |
| GRANTEE: GLOMB JESSICA A      |           |           |       |       |        |            |

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 USP=[YR=2017] 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\$.

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