LOT 20
IN OR 1711/840
TURNING LEAF PB 7/275

MCHALE CAROL S
54183 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0020-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

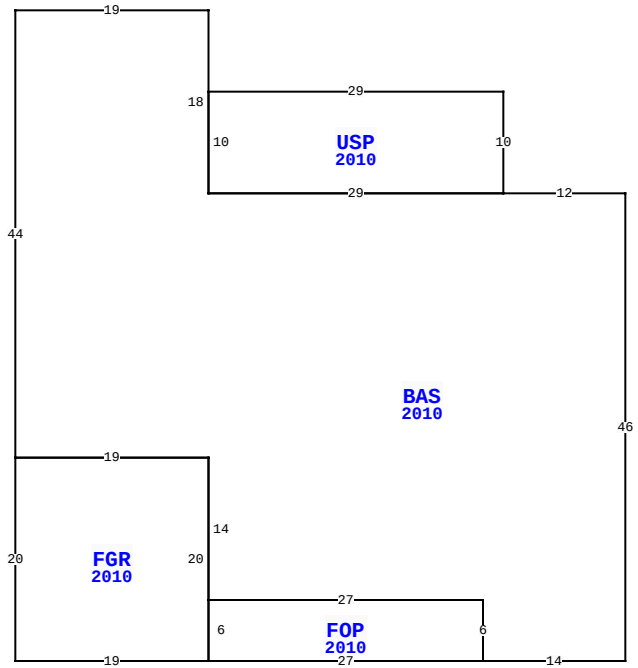
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	246,511
FGR	380	55	209	20,125
FOP	162	30	49	4,719
USP	290	30	87	8,377
TOTALS	3,392		2,905	279,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,905	113.5050	102.44	297,588	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2011 Heated Area: 2560 HX Base Yr 2011



54183 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		279,733
TOTAL MARKET OB/XF VALUE		4,796
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		324,529
SOH/AGL Deduction		152,309
ASSESSED VALUE		172,220
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		67,220
TOTAL JUST VALUE		324,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23830	CO ISSUED	0	11/09/2010
E22928	NEW CONSTR	0	09/01/2010
E22830	NEW CONSTR	0	08/01/2010
M15561	H/AC	0	08/01/2010
B23830	NEW CONSTR	271,390	08/01/2010
P14409	NEW CONSTR	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1711/0840	11/19/2010	WD	Q	I	01	181,400

GRANTOR: MARONDA HOMES INC
GRANTEE: MCHALE EMMETT K SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 USP=[YR=2010] N10 W29 S10 E29$ W29 N18 W19 S44 FGR=[YR=2010] S20 E19 FOP=[YR=2010] E27 N6 W27 S6$ N20 W19$ E19 S14 E27 S6 E14 N46$.

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	802.00	SF	6.50	6.50	100	2010	2010	3	92	4,796	

LAND DESCRIPTION

TOTAL OB/XF 4,796

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