

LOT 21
IN OR 1742/1439
TURNING LEAF PB 7/275

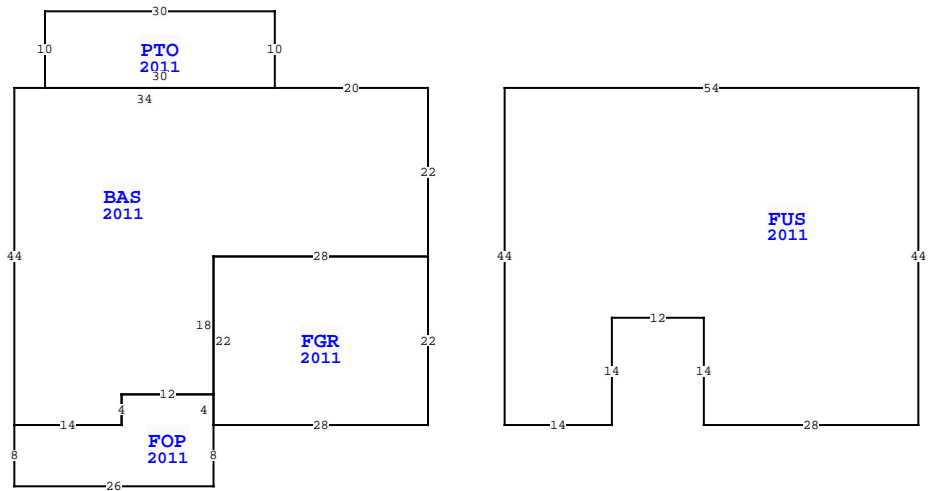
FELICIANO DAVID A & KRystal C
54107 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0021-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	98.18	427,181	2011	2011	0	0	0	5.50	94.50	
Heated Area: 3920 HX Base Yr													



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	1,712	100	1,712	158,839
FGR	616	55	339	31,452
FOP	256	30	77	7,144
FUS	2,208	100	2,208	204,858
PTO	300	5	15	1,392
TOTALS	5,092		4,351	403,686

EXTRA FEATURES															
54107 TURNING LEAF DR, CALLAHAN															
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	0	0	0		5.20	100	2011	2011	3	93	6,398	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	403,686			
TOTAL MARKET OB/XF VALUE	6,398			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	450,084			
SOH/AGL Deduction	56,448			
ASSESSED VALUE	393,636			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	393,636			
TOTAL JUST VALUE	450,084			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	359,840			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24322	CO ISSUED	0	05/24/2011
E23226	ELEC OTHER	0	02/01/2011
E23272	ELEC OTHER	0	02/01/2011
M15950	H/AC	0	02/01/2011
P14640	OTHER	0	02/01/2011
B24322	NEW CONSTR	428,252	01/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1742/1439	6/09/2011	WD Q	I	01	213,500	

GRANTOR: MARONDA HOMES INC
GRANTEE: FELICIANO DAVID A &

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W20 PTO=[YR=2011] N10 W30 S10 E30\$ W34 S44 FOP=[YR=2011] S8 E26 N8 FGR=[YR=2011] E28 N22 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12 N18 E28 N22\$ PTR=E10 FUS=[YR=2011] S44 E14 N14 E12 S14 E28 N44 W54\$ W10\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							