LOT 22
TURNING LEAF PB 7/275

PATTERSON RENALDO J
54085 TURNING LEAF DR
CALLAHAN, FL 32011

2023

34-2N-25-208T-0022-0000

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 60
Interior Floo	08	SHT VINYL 40
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

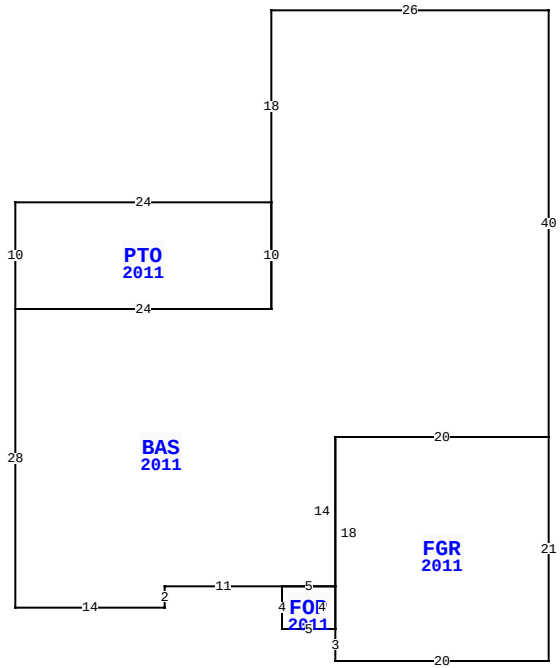
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	1,776	186,075
FGR	420	55	231	24,202
FOP	20	30	6	628
PTO	240	5	12	1,257
TOTALS	2,456		2,025	212,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	122.8430	110.87	224,512	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1776 HX Base Yr 2012



54085 TURNING LEAF DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,164
TOTAL MARKET OB/XF VALUE		4,516
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		256,680
SOH/AGL Deduction		120,263
ASSESSED VALUE		136,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,417
TOTAL JUST VALUE		256,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24702	CO ISSUED	0	08/26/2011
M16203	H/AC	0	05/01/2011
P14793	NEW CONSTR	0	05/01/2011
B24702	NEW CONSTR	201,128	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1590	7/12/2019	QC	U	I	11	100
GRANTOR: PATTERSON RENALDO JAM						
GRANTEE: PATTERSON RENALDO J						
1754/1134	8/29/2011	WD	Q	I	01	146,600
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: PATTERSON RENALDO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26 S18 PTO=[YR=2011] W24 S10 E24 N10$ S10 W24 S28 E14 N2 E11 FOP=[YR=2011] S4 E5 FGR=[YR=2011] S3 E20 N21 W20 S18$ N4 W5$ E5 N14 E20 N40$.

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	747.00	SF	6.50	6.50	100	2011	2011	3	93	4,516	

LAND DESCRIPTION

TOTAL OB/XF 4,516

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