LOT 23
IN OR 1763/1084
TURNING LEAF PB 7/275

MITCHELL LAMONA
54059 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0023-0000

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

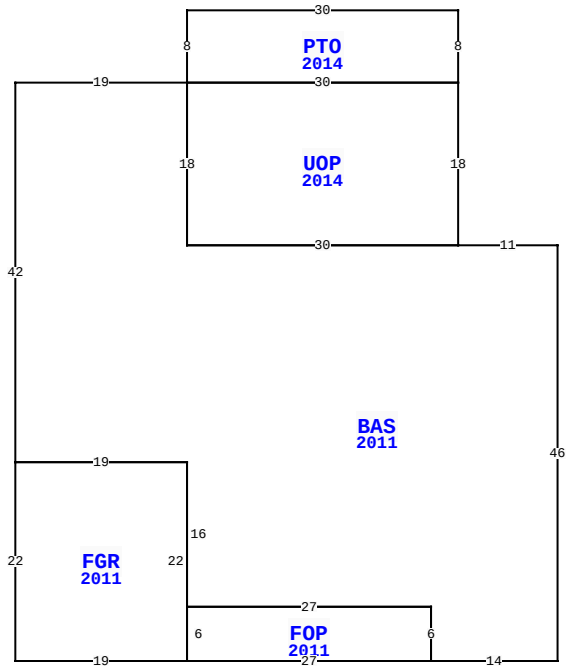
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,522	100	2,522	250,603
FGR	418	55	230	22,854
FOP	162	30	49	4,869
PTO	240	5	12	1,192
UOP	540	20	108	10,732
TOTALS	3,882		2,921	290,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,921	113.5050	102.44	299,227	2011	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2522 HX Base Yr 2023



54059 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		290,250
TOTAL MARKET OB/XF VALUE		3,646
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		333,896
SOH/AGL Deduction		0
ASSESSED VALUE		333,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,896
TOTAL JUST VALUE		333,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000622	REPAIR/RRF	20,844	01/20/2021
B1328065	ADDITION	12,225	12/01/2013
C24703	CO ISSUED	0	10/25/2011
E23736	ELEC OTHER	0	08/01/2011
P14861	NEW CONSTR	0	07/01/2011
M16205	H/AC	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1763/1084	10/28/2011	WD	Q	I	01	170,900

GRANTOR: MARONDA HOMES INC
GRANTEE: MITCHELL LAMONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 UOP=[YR=2014] N18 PTO=[YR=2014] N8 W30 S8 E30$ W30 S18 E30$ W30 N18 W19 S42 FGR=[YR=2011] S22 E19 FOP=[YR=2011] E27 N6 W27 S6$ N22 W19$ E19 S16 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	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2011	2011	3	93	3,646	

LAND DESCRIPTION

TOTAL OB/XF 3,646

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS