

LOT 24
IN OR 1763/1011
TURNING LEAF PB 7/275

FRANKLIN DAVID R & TERESA C
54041 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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	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	128,792
FGR	624	55	343	33,517
FOP	18	30	5	489
FSP	300	40	120	11,726
FUS	1,644	100	1,644	160,648
UOP	320	20	64	6,254

TOTALS 4,224 3,494 341,426

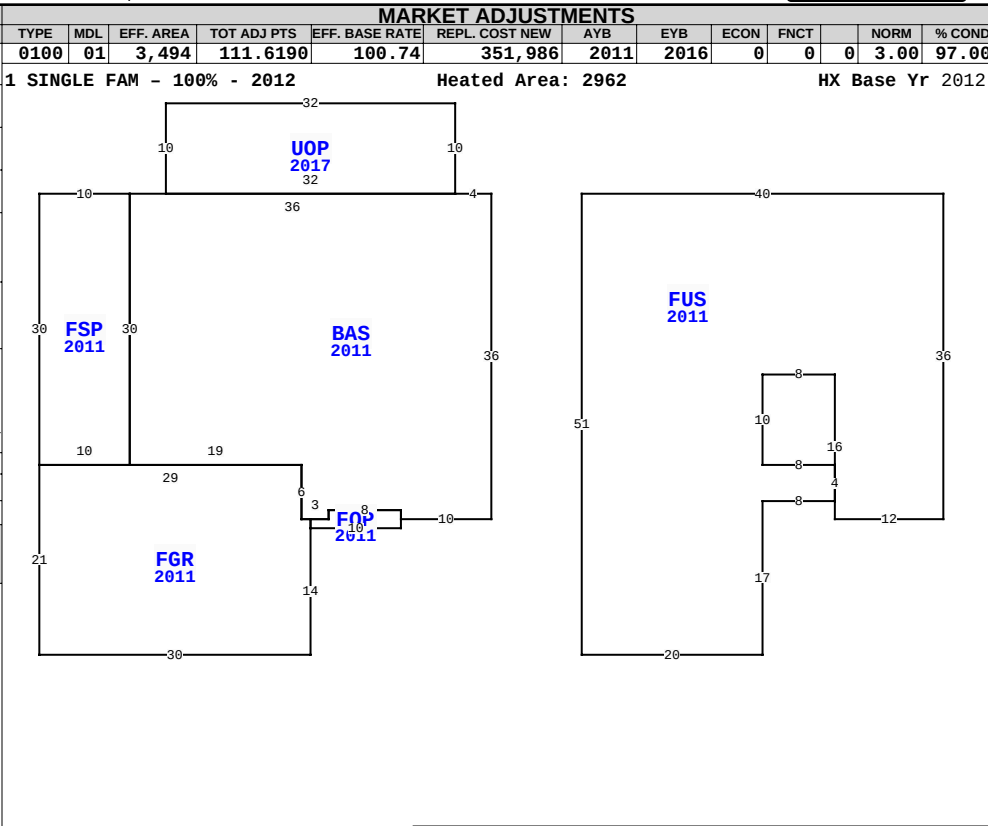
EXTRA FEATURES

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	1,193.00	SF	5.20	5.20	100	2011	2011	3	93	5,769	
2	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2013	2013	3	87	7,517	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	87	33,130	
5	0855	CONC PAVER	0	100	0	0	941.00	SF	10.00	10.00	100	2017	2017	3	97	9,128	
6	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2017	2017	3	97	1,198	

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 12/02/2020 BY KBA



54041 TURNING LEAF DR, CALLAHAN

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 57,003

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
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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

NASSAU COUNTY PROPERTY		PAGE 1 of 1		6
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			341,426	
TOTAL MARKET OB/XF VALUE			57,003	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			438,429	
SOH/AGL Deduction			193,296	
ASSESSED VALUE			245,133	
TOTAL EXEMPTION VALUE	HX HB VX XM		55,000	
BASE TAXABLE VALUE			190,133	
TOTAL JUST VALUE			438,429	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			346,536	

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1763/1011 10/26/2011 WD Q I 02 195,000

GRANTOR: MARONDA HOMES INC

GRANTEE: FRANKLIN DAVID R &

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