LOT 27
TURNING LEAF PB 7/275

SOULE BRITTNEY
54005 TURNING LEAF DR
CALLAHAN, FL 32011

2023

34-2N-25-208T-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

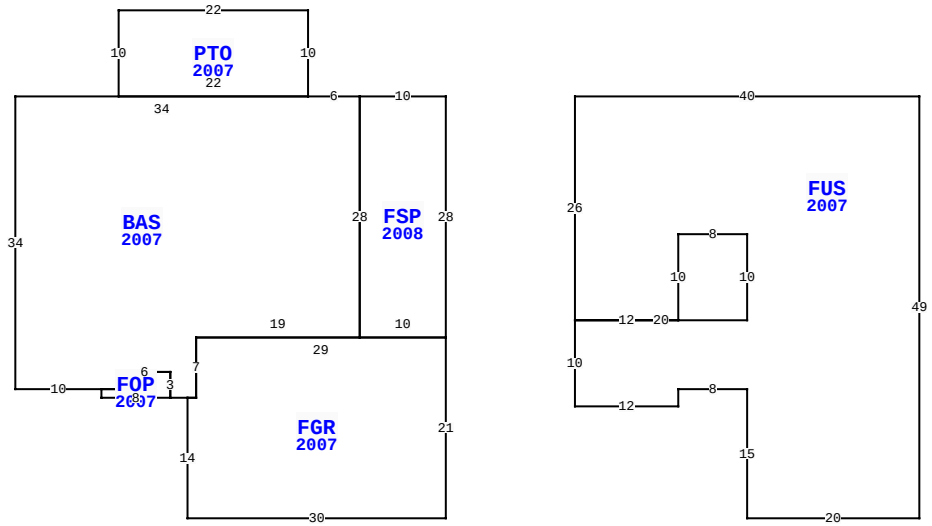
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,237	100	1,237	116,357
FGR	623	55	343	32,264
FOP	20	30	6	564
FSP	280	40	112	10,535
FUS	1,604	100	1,604	150,878
PTO	220	5	11	1,035
TOTALS	3,984		3,313	311,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,313	112.6770	101.69	336,899	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2841 HX Base Yr



54005 TURNING LEAF DR, CALLAHAN

BLD DATE	12/20/2007	DJ	LGL DATE
XF DATE	01/06/2009	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	311,632
TOTAL MARKET OB/XF VALUE	56,337
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	407,969
SOH/AGL Deduction	0
ASSESSED VALUE	407,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,969
TOTAL JUST VALUE	407,969
NCON VALUE	367,969
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26689	XFOB	7,171	12/01/2012
B24836	ADDITION	4,297	06/01/2011
B19184	NEW CONSTR	0	12/01/2006
C19184	CO ISSUED	0	12/01/2006
E18508	ELEC OTHER	2,000	12/01/2006
M12305	MECH OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1199	7/12/2023	WD	Q	I	01	499,000
GRANTOR: ROCKWELL CHARLES T						
GRANTEE: SOULE BRITTNEY						
1692/1064	8/03/2010	WD	Q	I	01	199,900
GRANTOR: MARONDA HOMES INC						
GRANTEE: ROCKWELL CHARLES T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W10 BAS=[YR=2007] W6 PTO=[YR=2007] N10 W22 S10 E22$ W34 S34 E10 FOP=[YR=2007] S1 E8 N3 W6 S2 W2$ E2 N2 E6 S3 E2 FGR=[YR=2007] S14 E30 N21 W29 S7 W1$ E1 N7 E19 N28$ S28 E10 N28$ PTR=E15 FUS=[YR=2007] S26 E12 N10 E8 S10 W20 S10 E12 N2 E8 S15 E20 N49 W40$ W15$.

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	0812	CONCRETE C	0	0	0	0	1,005.00	SF	4.00	4.00	100	2008	2008	3	90	3,618	
2	0476	VF 6 SBPL	0	0	0	0	384.00	LF	32.00	32.00	100	2010	2010	3	81	9,953	
3	0462	ST/AL FNC	0	0	0	0	1,084.00	SF	10.00	10.00	100	2010	2010	3	64	6,938	
4	0845	KOOL DECK	0	0	0	0	762.00	SF	7.25	7.25	100	2011	2011	3	93	5,138	
5	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	2011	2011	3	68	26,010	
6	0940	SHEDS/PORT	0	0	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	65	4,680	

LAND DESCRIPTION

TOTAL OB/XF 56,337

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	0	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