LOT 28
IN OR 1692/811
TURNING LEAF PB 7/275

CARNEY CHRISTOPHER & TONI A
54002 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

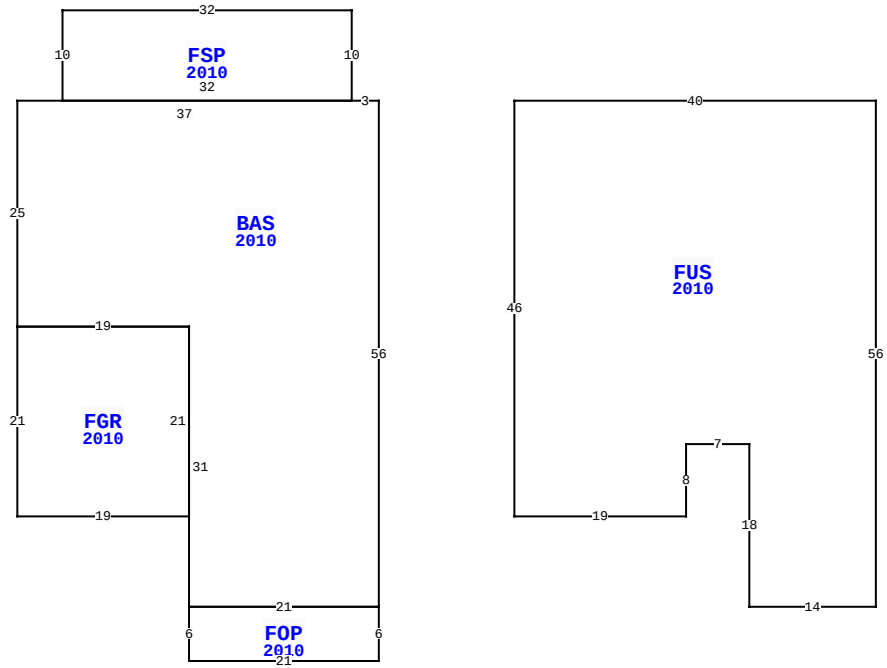
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,651	100	1,651	148,583
FGR	399	55	219	19,709
FOP	126	30	38	3,420
FSP	320	40	128	11,520
FUS	1,924	100	1,924	173,152
TOTALS	4,420		3,960	356,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,960	106.0875	95.74	379,130	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2011 Heated Area: 3575 HX Base Yr 2011



54002 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		356,382
TOTAL MARKET OB/XF VALUE		5,131
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		401,513
SOH/AGL Deduction		189,358
ASSESSED VALUE		212,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,155
TOTAL JUST VALUE		401,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23193	CO ISSUED	0	05/24/2010
E22435	ELEC OTHER	0	02/01/2010
P14097	OTHER	0	01/01/2010
B23193	NEW CONSTR	409,554	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/0811	5/26/2010	WD	Q	I	01	223,500

GRANTOR: MARONDA HOMES INC
GRANTEE: CARNEY CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W3 FSP=[YR=2010] N10 W32 S10 E32$ W37 S25 FGR=[YR=2010] S21 E19 N21 W19$ E19 S31 FOP=[YR=2010] S6 E21 N6 W21$ E21 N56$ PTR=E15 FUS=[YR=2010] E40 S56 W14 N18 W7 S8 W19 N46$ 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	0810	CONCRETE A	0	100	0	0	858.00	SF	6.50	6.50	100	2010	2010	3	92	5,131	

LAND DESCRIPTION

TOTAL OB/XF 5,131

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