

LOT 31
IN OR 1839/1002
TURNING LEAF PB 7/275

MCMILLAN THOMAS D & JESSICA M
54044 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0031-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	17	CB STUCCO 90	0100	01	2,878	124.4231	112.29	323,171	2010	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD												
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2011													Heated Area: 2560 HX Base Yr 2011												
Roof Structure	03	GABLE/HIP 100																										
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 70																										
Interior Floor	14	CARPET 30																										
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	2,560	100	2,560	270,214																								
FGR	380	55	209	22,061																								
FOP	162	30	49	5,172																								
UOP	300	20	60	6,333																								
TOTALS	3,402		2,878	303,781																								
EXTRA FEATURES					54044 TURNING LEAF DR, CALLAHAN										BLD DATE					LGL DATE								
															XF DATE					LAND DATE								
															INC DATE					AG DATE								
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	0810	CONCRETE A	0	100	0	0	727.00	SF	6.50	6.50	100	2010	2010	3	92	4,347												
2	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00	32.00	100	2010	2010	3	81	1,659												
3	0476	VF 6 SBPL	0	100	0	0	248.00	LF	32.00	32.00	100	2012	2012	3	85	6,746												
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255												
5	0940	SHEDS/PORT	0	100	0	0	168.00	SF	30.00	30.00	100	2012	2012	3	60	3,024												
6	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2013	2013	3	87	3,341												
7	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2015	2015	3	81	24,098												
8	0855	CONC PAVER	0	100	0	0	623.00	SF	10.00	10.00	100	2015	2015	3	96	5,981												
9	0910	SCRN RM L	0	100	0	0	973.00	SF	15.00	15.00	100	2015	2015	3	74	10,800												
TOTAL OB/XF 60,251																												
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											
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											
OTHER ADJUSTMENTS AND NOTES																												
YEAR DENSITY DECL FRZ YR CONSRV																												
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																												