LOT 32
TURNING LEAF PB 7/275

MOORE JASON ERIC JR & HANNAH CLAIRE
54060 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0032-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

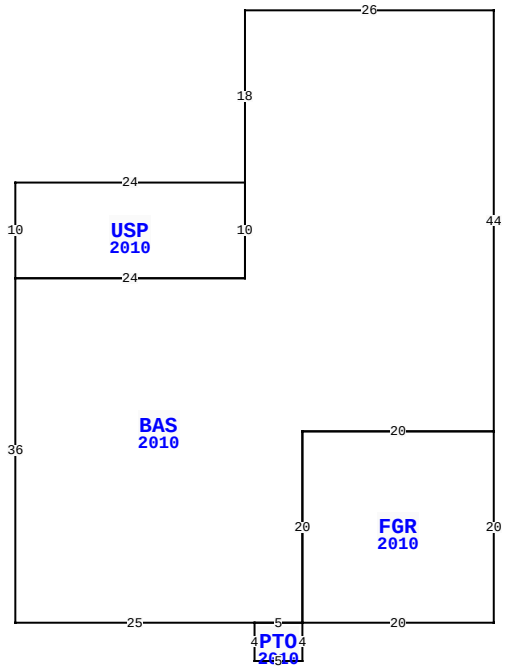
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	215,655
FGR	400	55	220	22,295
PTO	20	5	1	102
USP	240	30	72	7,296
TOTALS	2,788		2,421	245,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	119.4620	107.81	261,008	2010	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2128 HX Base Yr 2021



54060 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,348
TOTAL MARKET OB/XF VALUE		4,264
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		289,612
SOH/AGL Deduction		67,433
ASSESSED VALUE		222,179
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,179
TOTAL JUST VALUE		289,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23987	CO ISSUED	0	12/28/2010
E23025	ELEC OTHER	0	10/01/2010
M15688	H/AC	0	10/01/2010
B23987	NEW CONSTR	233,118	10/01/2010
P14480	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1483	9/03/2020	WD	Q	I	01	244,000
GRANTOR: SCHUMACHER AMANDA M &						
GRANTEE: MOORE JASON ERIC JR						
1718/1520	12/30/2010	WD	Q	I	02	164,800
GRANTOR: MARONDA HOMES INC						
GRANTEE: SCHUMACHER AMANDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 S18 USP=[YR=2010] W24 S10 E24 N10$ S10 W24 S36 E25 PTO=[YR=2010] S4 E5 N4 W5$ E5 FGR=[YR=2010] E20 N20 W20 S20$ N20 E20 N44$.

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	713.00	SF	6.50	6.50	100	2010	2010	3	92	4,264	

LAND DESCRIPTION

TOTAL OB/XF 4,264

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