LOT 33
IN OR 2117/26
TURNING LEAF PB 7/275

STONER CALEB A & CHARLEE R
54076 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-208T-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

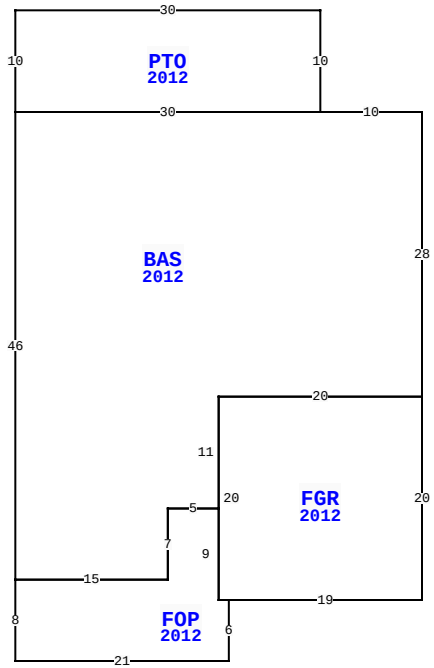
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,445	100	1,445	156,727
FGR	400	55	220	23,861
FOP	201	30	60	6,508
PTO	300	5	15	1,627
TOTALS	2,346		1,740	188,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	126.5000	114.17	198,656	2012	2012	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1445 HX Base Yr 2018



54076 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		188,723
TOTAL MARKET OB/XF VALUE		4,631
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		233,354
SOH/AGL Deduction		74,978
ASSESSED VALUE		158,376
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		103,376
TOTAL JUST VALUE		233,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25517	CO ISSUED	0	04/16/2012
E24815	NEW CONSTR	0	03/01/2012
M16923	H/AC	0	03/01/2012
B25517	NEW CONSTR	173,303	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0026	5/01/2017	WD	Q	I	01	167,500
GRANTOR: HICKEN DAVID W & MACE						
GRANTEE: STONER CALEB A & CH						
1802/1984	7/12/2012	WD	Q	I	01	145,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: HICKEN DAVID W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 PTO=[YR=2012] N10 W30 S10 E30$ W30 S46
FOP=[YR=2012] S8 E21 N6 FGR=[YR=2012] E19 N20 W20 S20 E1$ W1
N9 W5 S7 W15$ E15 N7 E5 N11 E20 N28$.

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	758.00	SF	6.50	6.50	100	2012	2012	3	94	4,631	

LAND DESCRIPTION

TOTAL OB/XF 4,631

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