

LOT 34
IN OR 2048/75
TURNING LEAF PB 7/275

CRaine DAVID H & MICHELE
54160 TURNING LEAF DR
CALLAHAN, FL 32011

2023

34-2N-25-208T-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
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.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8012.00
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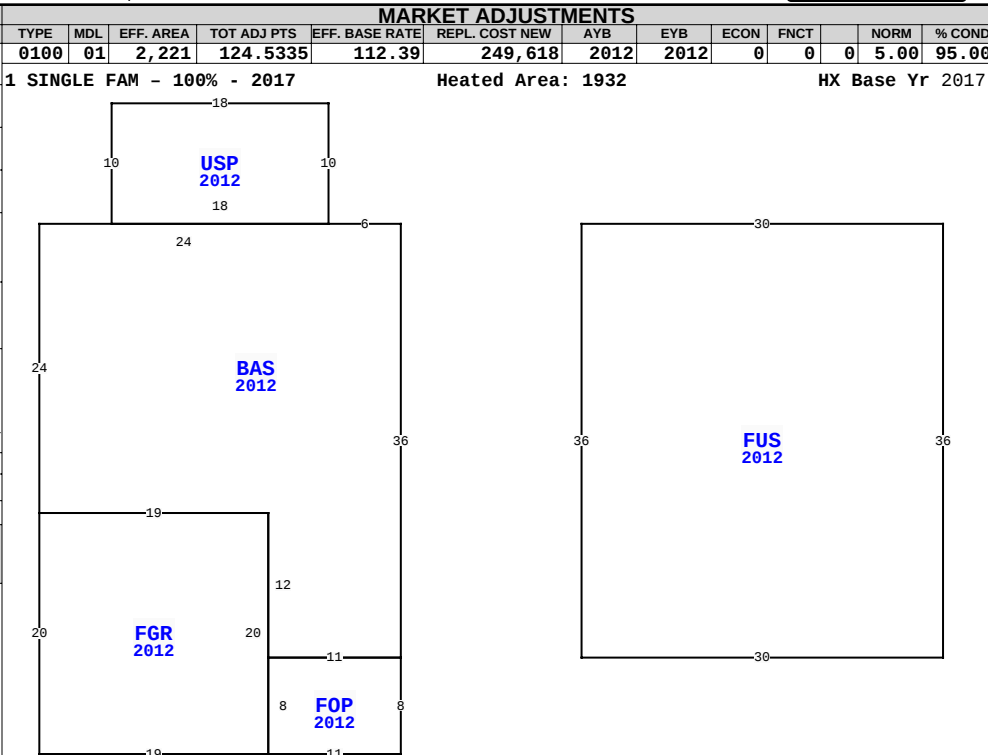
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100	852	90,968
FGR	380	55	209	22,316
FOP	88	30	26	2,776
FUS	1,080	100	1,080	115,312
USP	180	30	54	5,766

TOTALS	2,580		2,221	237,137
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,058.00	SF	4.00
2	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	12/02/2020	BY	KBA
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54160 TURNING LEAF DR, CALLAHAN

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

TOTAL OB/XF										20,249		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
3 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00		

Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	237,137								
TOTAL MARKET OB/XF VALUE	20,249								
TOTAL LAND VALUE - MARKET	40,000								
TOTAL MARKET VALUE	297,386								
SOH/AGL Deduction	121,801								
ASSESSED VALUE	175,585								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	125,585								
TOTAL JUST VALUE	297,386								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	235,775								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25421	CO ISSUED	0	04/12/2012
E24632	NEW CONSTR	0	02/01/2012
M16825	H/AC	0	01/01/2012
B25421	NEW CONSTR	211,223	12/01/2011
P15552	NEW CONSTR	0	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2048/0075	5/23/2016	WD	Q	I	01	189,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: CRAINE DAVID H & MI						
1829/1461	11/21/2012	WD	Q	I	02	162,300
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W6 USP=[YR=2012] N10 W18 S10 E18\$ W24 S24 FGR=[YR=2012] S20 E19 FOP=[YR=2012] E11 N8 W11 S8\$ N20 W19\$ E19 S12 E11 N36\$ PTR= E15 FUS=[YR=2012] E30 S36 W30 N36\$ W15\$.									