LOT 35
IN OR 1829/1161
TURNING LEAF PB 7/275

BOYD BRIAN R & WENDY L
54182 TURNING LEAF DR
CALLAHAN, FL 32011

**2023**

**34-2N-25-208T-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

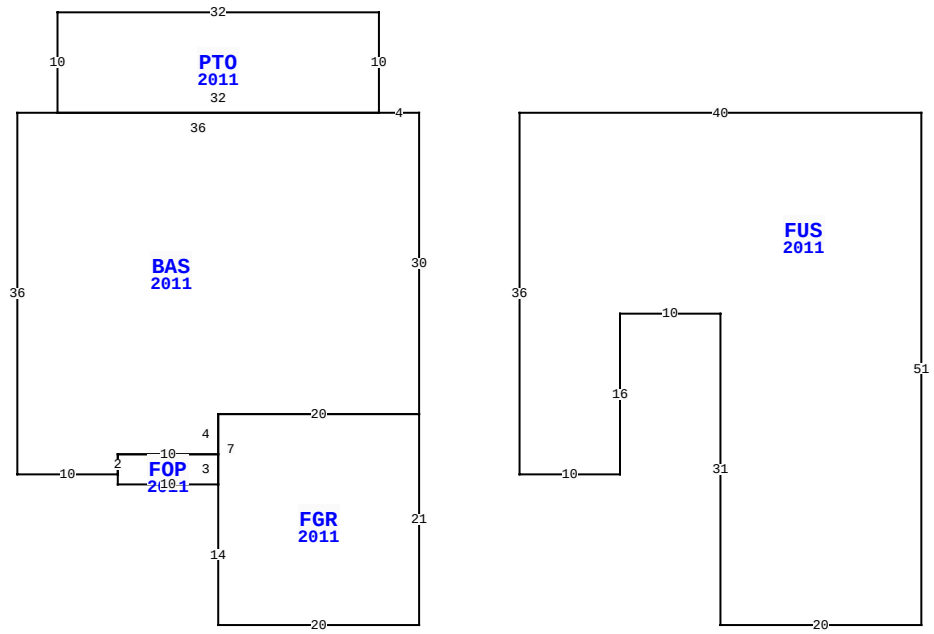
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 1,300 | 100 | 1,300 | 126,106 |
| FGR | 420 | 55 | 231 | 22,408 |
| FOP | 30 | 30 | 9 | 873 |
| FUS | 1,580 | 100 | 1,580 | 153,267 |
| PTO | 320 | 5 | 16 | 1,552 |
| TOTALS | 3,650 | | 3,136 | 304,205 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,136 | 113.7350 | 102.65 | 321,910 | 2011 | 2011 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2880 HX Base Yr 2020




54182 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 | | 304,205 |
| TOTAL MARKET OB/XF VALUE | | 4,564 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 348,769 |
| SOH/AGL Deduction | | 98,536 |
| ASSESSED VALUE | | 250,233 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 200,233 |
| TOTAL JUST VALUE | | 348,769 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,611 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C25026 | CO ISSUED | 0 | 01/05/2012 |
| E23741 | NEW CONSTR | 0 | 08/01/2011 |
| M16458 | H/AC | 0 | 08/01/2011 |
| P14942 | NEW CONSTR | 0 | 08/01/2011 |
| B25026 | NEW CONSTR | 318,780 | 08/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1829/1161 | 11/30/2012 | WD | Q | I | 01 | 184,000 |

GRANTOR: MARONDA HOMES INC OF

GRANTEE: BOYD BRIAN R & WEND

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W4 PTO=[YR=2011] N10 W32 S10 E32$ W36 S36 E10 FOP=[YR=2011] S1 E10 FGR=[YR=2011] S14 E20 N21 W20 S7 $ N3 W10 S2$ N2 E10 N4 E20 N30 $ PTR=E10 FUS=[YR=2011] S36 E10 N16 E10 S31 E20 N51 W40$ W10$.

## 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 | 755.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 4,564 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,564

| 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