

SHAHER KENNETH E & ALBERTA A
54204 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 17 CB STUCCO 100										0100 01 2,105 121.4906 109.65 230,813 2011 2011 0 0 0 5.50 94.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1854 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 218,118									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 8,156									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 40,000									
Interior Floo 13 LVT/LAMNT 40																				TOTAL MARKET VALUE 266,274									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 76,673									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 189,601									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 139,601									
Frame 03 MASONRY 100																				TOTAL JUST VALUE 266,274									
Stories 1. 1. 100																				NCON VALUE 3,604									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 210,992																			
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 1,854 100 1,854 192,110																													
FGR 400 55 220 22,796																													
FOP 36 30 11 1,140																													
PTO 400 5 20 2,072																													
TOTALS 2,690 2,105 218,118																													
EXTRA FEATURES										54204 TURNING LEAF DR, CALLAHAN																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
1 0810 CONCRETE A 0 100 0 0 753.00 SF 6.50 6.50 100 2011 2011 3 93 4,552																													
2 0810 CONCRETE A 1 100 0 0 560.00 SF 6.50 6.50 100 2023 2020 99 3,604																													