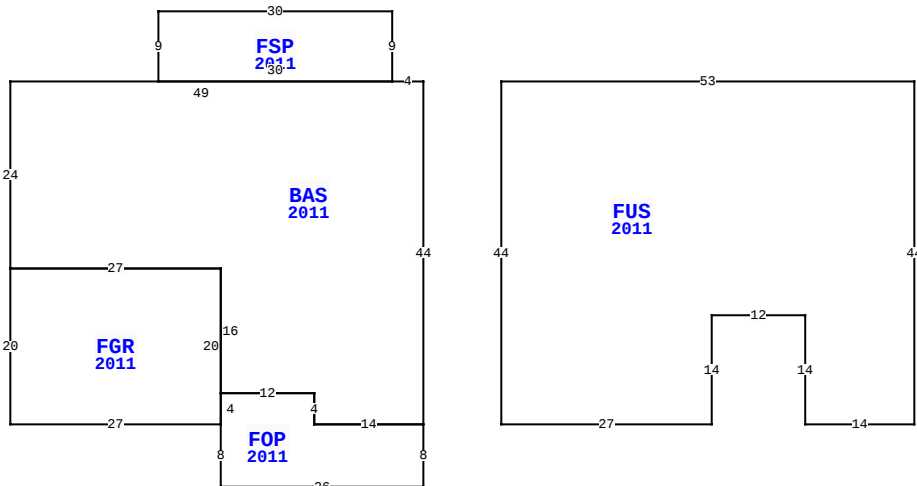


PARSONS MICHELLE D & SAMUEL L
54416 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0042-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	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	16	WD FR STUC	50		0100	01	4,390	105.7540	95.44	418,982	2011	2011	0	0	0	5.50	94.50	STANDARD																					
Exterior Wall	17	CB STUCCO	50		1 SINGLE FAM - 100% - 2016										Heated Area: 3908					HX Base Yr 2016					Tax Group: 6										Tax Dist:				
Roof Structur	03	GABLE/HIP	100												BUILDING MARKET VALUE										395,938														
Roof Cover	03	COMP SHNGL	100												TOTAL MARKET OB/XF VALUE										53,610														
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET										40,000														
Interior Floo	14	CARPET	60												TOTAL MARKET VALUE										489,548														
Interior Floo	08	SHT VINYL	40												SOH/AGL Deduction										194,013														
Air Condition	03	CENTRAL	100		ASSESSED VALUE										295,535																								
Heating Type	04	AIR DUCTED	100		TOTAL EXEMPTION VALUE										HX HB					50,000																			
Bedrooms		5	100		BASE TAXABLE VALUE										245,535																								
Bathrooms		3	100		TOTAL JUST VALUE										489,548																								
Frame	02	WOOD FRAME	100		NCON VALUE										7,770																								
Stories	2.	2.	100		INCOME VALUE																																		
Units	0	100			PREVIOUS YEAR MKT VALUE										376,998																								
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	1,744	100	1,744	157,292																																			
FGR	540	55	297	26,787																																			
FOP	256	30	77	6,945																																			
FSP	270	40	108	9,741																																			
FUS	2,164	100	2,164	195,173																																			
TOTALS					4,974		4,390	395,938	54416 TURNING LEAF DR, CALLAHAN										BLD DATE					LGL DATE															
EXTRA FEATURES															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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																							
1	0811	CONCRETE B	0 100	0	0	1,445.00	SF	5.20	5.20	100	2011	2011	3	93	6,988																								
2	0476	VF 6 SBPL	0 100	0	0	246.00	LF	32.00	32.00	100	2013	2013	3	87	6,849																								
3	0469	VF LATTIC	0 100	0	0	66.00	SF	5.50	5.50	100	2013	2013	3	87	316																								
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261																								
5	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2014	2014	3	89	3,759																								
6	0475	VF 4 SBPL	0 100	0	0	78.00	LF	14.00	14.00	100	2014	2014	3	89	972																								
7	0469	VF LATTIC	0 100	0	0	78.00	SF	5.50	5.50	100	2014	2014	3	89	382																								
8	0479	VF PICKET	0 100	0	0	96.00	LF	10.00	10.00	100	2014	2014	3	89	854																								
9	0510	GARAGE WD-	0 100	24	36	864.00	SF	35.00	35.00	100	2014	2014	3	78	23,587																								
10	0751	UOP	0 0	10	24	240.00	SF	10.00	10.00	100	2014	2014	3	78	1,872																								
LAND DESCRIPTION					TOTAL OB/XF										45,840																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																						
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