LOT 43
IN OR 1808/1858
TURNING LEAF PB 7/275

HUDSON THOMAS S & AMANDA L
54446 TURNING LEAF DR
CALLAHAN, FL 32011

2023

34-2N-25-208T-0043-0000

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	11	CLAY TILE 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

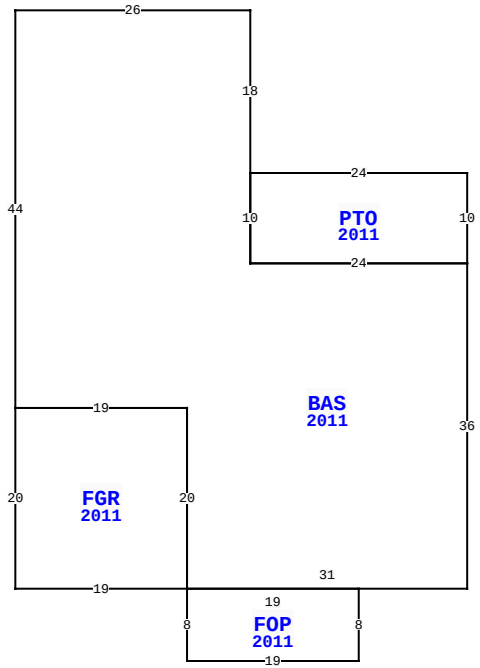
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2,148	229,577
FGR	380	55	209	22,338
FOP	152	30	46	4,917
PTO	240	5	12	1,282
TOTALS	2,920		2,415	258,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,415	125.3224	113.10	273,136	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2013 Heated Area: 2148 HX Base Yr 2013



54446 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		258,114
TOTAL MARKET OB/XF VALUE		51,232
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		349,346
SOH/AGL Deduction		157,525
ASSESSED VALUE		191,821
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,821
TOTAL JUST VALUE		349,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632699	XFOB	16,870	07/01/2016
B1429101	SWIM POOL	27,988	07/01/2014
B24936	CO ISSUED	0	11/18/2011
E23735	ELEC OTHER	0	08/01/2011
E23739	NEW CONSTR	0	08/01/2011
M16383	H/AC	0	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1808/1858	8/10/2012	WD	Q	I	01	183,600

GRANTOR: MARONDA HOMES INC OF
GRANTEE: HUDSON THOMAS S & A

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W24 BAS=[YR=2011] N18 W26 S44 FGR=[YR=2011] S20 E19 FOP=[YR=2011] S8 E19 N8 W19$ N20 W19$ E19 S20 E31 N36 W24 N10$ S10 E24 N10$.

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	0811	CONCRETE B	0	100	0	0	1,020.00	SF	5.20	5.20	100	2011	2011	3	93	4,933	
2	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2014	2014	3	78	30,631	
3	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2014	2014	3	95	5,415	
4	0476	VF 6 SBPL	0	100	0	0	360.00	LF	32.00	32.00	100	2014	2014	3	89	10,253	

LAND DESCRIPTION

TOTAL OB/XF 51,232

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 12/03/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS