LOT 2
TURNING LEAF PB 7/275

HERRMANN MICHAEL S & SANDY
54557 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0002-0000

BUILDING CHARACTERISTICS

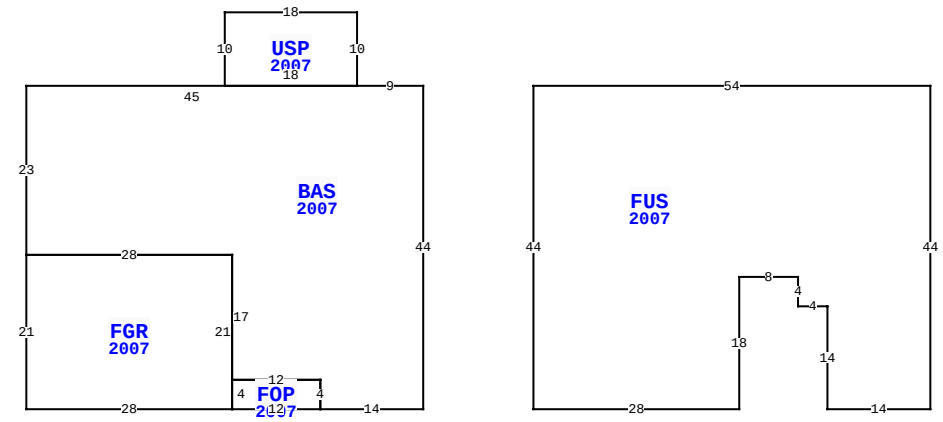
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,740	100	1,740	159,280
FGR	588	55	323	29,568
FOP	48	30	14	1,282
FUS	2,176	100	2,176	199,191
USP	180	30	54	4,943
TOTALS	4,732		4,307	394,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,307	104.7420	99.50	428,546	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3916 HX Base Yr 2022



54557 TURNING LEAF DR, CALLAHAN

BLD DATE	10/31/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		394,262
TOTAL MARKET OB/XF VALUE		7,190
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		441,452
SOH/AGL Deduction		129,464
ASSESSED VALUE		311,988
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,988
TOTAL JUST VALUE		441,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618808	CO ISSUED	0	11/28/2011
B20340	REMODEL	3,000	08/01/2007
B18808	NEW CONSTR	312,642	11/01/2006
E18338	ELEC OTHER	2,000	11/01/2006
M12233	MECH OTHER	0	11/01/2006
P11705	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0641	11/30/2021	WD	Q	I	01	499,900
GRANTOR: SHORTER WILLIE A & RO						
GRANTEE: HERRMANN MICHAEL S						
1769/0612	12/02/2011	WD	Q	I	02	235,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: SHORTER WILLIE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W9 USP=[YR=2007] N10 W18 S10 E18$ W45 S23 FGR=[YR=2007] S21 E28 FOP=[YR=2007] E12 N4 W12 S4$ N21 W28$ E28 S17 E12 S4 E14 N44$ PTR=E15 FUS=[YR=2007] E54 S44 W14 N14 W4 N4 W8 S18 W28 N44$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,258.00	SF	4.00	4.00	100	2007	2007	3	88	4,428	
2	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2018	2018	3	97	2,762	

LAND DESCRIPTION

TOTAL OB/XF 7,190

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 11/24/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS