LOT 3
TURNING LEAF PB 7/275

GAMBINO SALVATORE & MARILOU V &/ATIENZA ZAR
54537 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

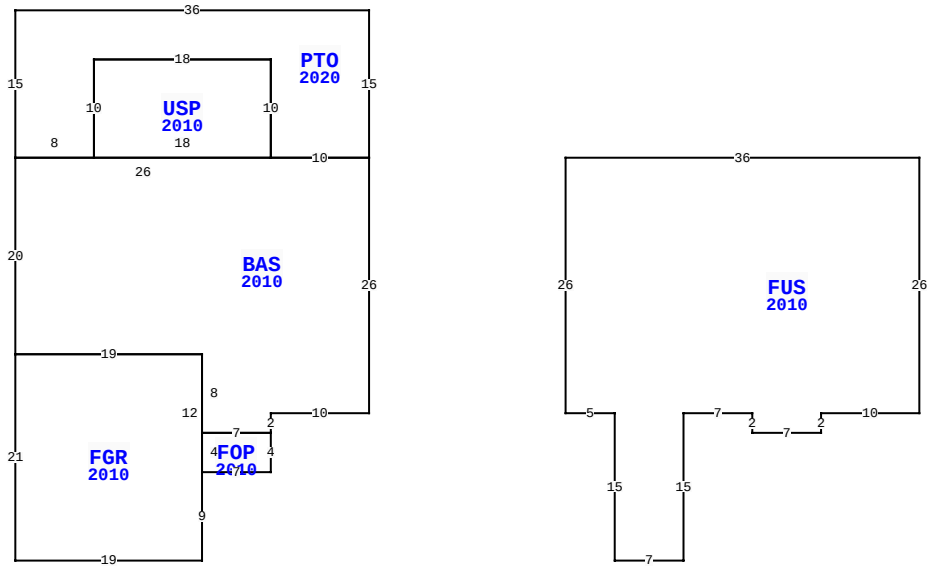
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	836	100	836	97,919
FGR	399	55	219	25,651
FOP	28	30	8	937
FUS	1,055	100	1,055	123,570
PTO	360	5	18	2,108
USP	180	30	54	6,325
TOTALS	2,858		2,190	256,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	131.8590	125.27	274,341	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1891 HX Base Yr



54537 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	256,509
TOTAL MARKET OB/XF VALUE	6,775
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	303,284
SOH/AGL Deduction	18,767
ASSESSED VALUE	284,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,517
TOTAL JUST VALUE	303,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24771	ADDITION	500	06/01/2011
C23624	CO ISSUED	0	10/01/2010
E22778	NEW CONSTR	0	07/01/2010
E22802	NEW CONSTR	0	07/01/2010
M15517	H/AC	0	07/01/2010
P14313	OTHER	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2496/1375	9/10/2021	WD	Q	I	01	332,500
GRANTOR: JOHNSON DONALD A & KR						
GRANTEE: GAMBINO SALVATORE &						
2229/1286	10/09/2018	WD	Q	I	01	225,000
GRANTOR: HODGES DOUGLAS T & JA						
GRANTEE: JOHNSON DONALD A &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N15 W36 S15 BAS=[YR=2010] S20 FGR=[YR=2010] S21 E19 N9 FOP=[YR=2010] E7 N4 W7 S4$ N12 W19$ E19 S8 E7 N2 E10 N26 W10 USP=[YR=2010] N10 W18 S10 E18$ W26$ E8 N10 E18 S10 E10 $ PTR=E20 FUS=[YR=2010] S26 E5 S15 E7 N15 E7 S2 E7 N2 E10 N26 W36$ W20$.

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	0	0	0	689.00	SF	6.50	6.50	100	2011	2011	3	92	4,120	
2	0810	CONCRETE A	0	0	0	0	444.00	SF	6.50	6.50	100	2011	2011	3	92	2,655	

LAND DESCRIPTION

TOTAL OB/XF 6,775

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	0	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