LOT 4
IN OR 2040/1093
TURNING LEAF PB 7/275

HARGRAVES AARON & LISA MARIE
54513 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

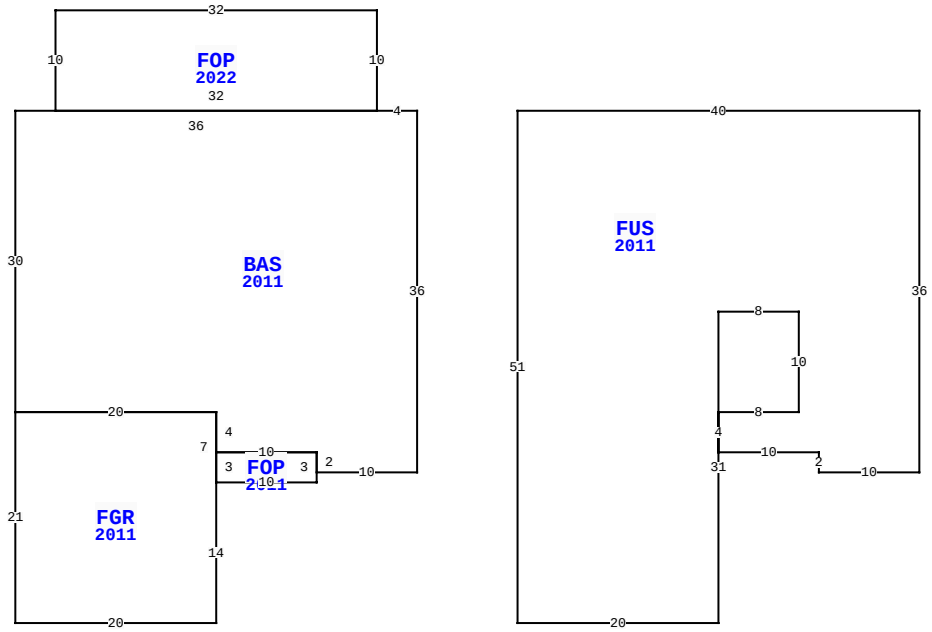
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	1,300	100	1,300	129,581
FGR	420	55	231	23,025
FOP	30	30	9	897
FOP	320	30	96	9,569
FUS	1,640	100	1,640	163,472
TOTALS	3,710		3,276	326,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,276	111.6190	106.04	347,387	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2940 HX Base Yr 2017



54513 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		343,122
TOTAL MARKET OB/XF VALUE		8,455
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		391,577
SOH/AGL Deduction		147,562
ASSESSED VALUE		244,015
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,015
TOTAL JUST VALUE		391,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005184	GARAGE	39,276	06/01/2019
B24759	CO ISSUED	0	10/31/2011
P14849	NEW CONSTR	0	06/01/2011
M16225	H/AC	0	05/01/2011
B24759	NEW CONSTR	318,780	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1093	3/30/2016	WD	Q	I	01	199,900
GRANTOR: LAYTON LISA N & JAMES						
GRANTEE: HARGRAVES AARON & L						
1803/1930	7/18/2012	WD	Q	I	02	184,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: LAYTON LISA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 FOP=[YR=2022] N10 W32 S10 E32$ W36 S30
FGR=[YR=2011] S21 E20 N14 FOP=[YR=2011] E10 N3 W10 S3$ N7
W20$ E20 S4 E10 S2 E10 N36$ PTR= E10 FUS=[YR=2011] E40 S36
W10 N2 W10 N4 E8 N10 W8 S31 W20 N51$ W10$.

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	100	0	0	758.00	SF	6.50	6.50	100	2011	2011	3	92	4,533	
2	0810	CONCRETE A	0	100	0	0	622.00	SF	6.50	6.50	100	2018	2018	3	97	3,922	

LAND DESCRIPTION

TOTAL OB/XF 8,455

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 11/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

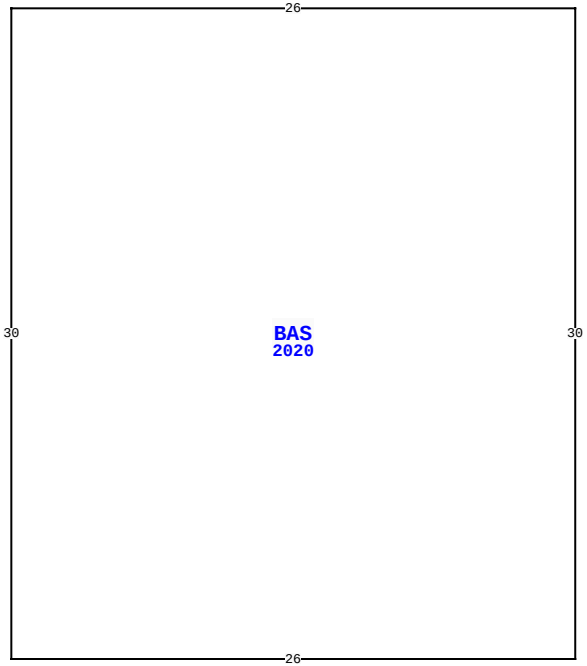
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	16,578
TOTALS	780		780	16,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	22.14	17,269	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2017 Heated Area: 780 HX Base Yr 2017



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GRANTOR: MARONDA HOMES INC OF						
GRANTEE: LAYTON LISA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S30 E26 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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