LOT 5
IN OR 2142/775
TURNING LEAF PB 7/275

DARBY GLENN P & KAYNA F
54465 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0005-0000

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	13	LVT/LAMNT 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	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

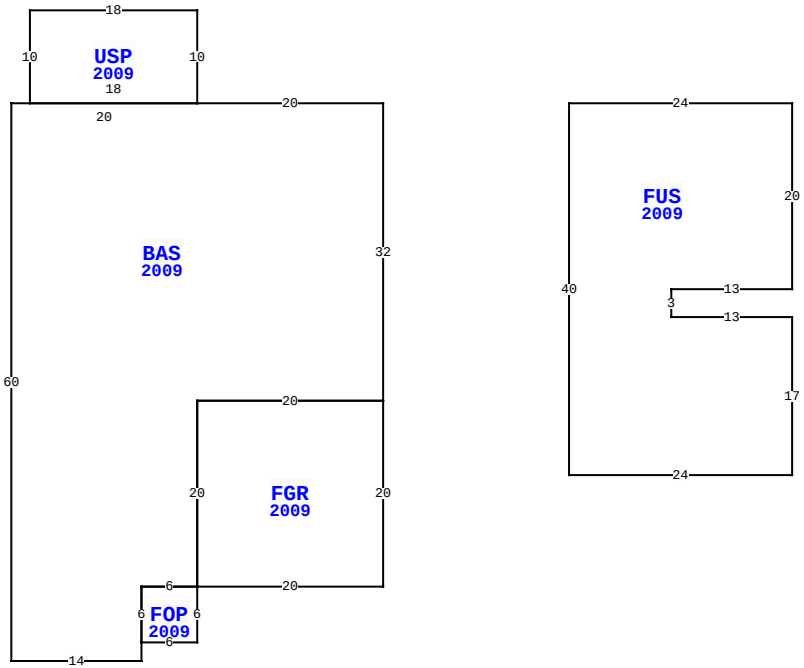
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	183,988
FGR	400	55	220	22,588
FOP	36	30	11	1,129
FUS	921	100	921	94,561
USP	180	30	54	5,545
TOTALS	3,329		2,998	307,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,998	116.2075	110.40	330,979	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 2713 HX Base Yr



54465 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	307,810
TOTAL MARKET OB/XF VALUE	17,149
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	364,959
SOH/AGL Deduction	31,827
ASSESSED VALUE	333,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,132
TOTAL JUST VALUE	364,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22592	CO ISSUED	0	02/12/2010
B22592	NEW CONSTR	221,826	06/01/2009
M14633	MECH OTHER	0	06/01/2009
P13815	OTHER	0	06/01/2009
R11939	REPAIR/RRF	2,400	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0775	8/15/2017	WD	Q	I	01	225,000
GRANTOR: LIVELY CHRISTOPHER C						
GRANTEE: DARBY GLENN P & KAY						
1680/0603	5/07/2010	WD	Q	I	01	206,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: LIVELY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 USP=[YR=2009] N10 W18 S10 E18$ W20 S60 E14 N2 FOP=[YR=2009] E6 N6W6 S6$ N6 E6 FGR=[YR=2009] E20 N20 W20 S20$ N20 E20 N32$ PTR=E20 FUS=[YR=2009] E24 S20 W13 S3 E13 S17 W24 N40$ 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	896.00	SF	6.50	6.50	100	2009	2009	3	90	5,242	
2	0476	VF 6 SBPL	0	0	0	0	450.00	LF	32.00	32.00	100	2011	2011	3	81	11,664	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	

LAND DESCRIPTION

TOTAL OB/XF 17,149

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