

LOT 6
IN OR 1718/1960
TURNING LEAF PB 7/275

WILLIAMSON KENT C & TONYA L
54435 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6																								
Exterior Wall	17	CB STUCCO 100	0100	01	2,889	113.5050	107.83	311,521	2010	2010	0	0	0	6.50	93.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2011														Heated Area: 2541																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2011																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 70															Tax Group: 6												Tax Dist:											
Interior Floo	08	SHT VINYL 30															BUILDING MARKET VALUE												291,272											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												18,529											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												40,000											
Bedrooms		4 100															TOTAL MARKET VALUE												349,801											
Bathrooms		2 100															SOH/AGL Deduction												160,647											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												189,154											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	0 100															BASE TAXABLE VALUE												139,154											
Occupancy	00	NONE 100	TOTAL JUST VALUE												349,801																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												337,207																									
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	2,541	100	2,541	256,186																																				
FGR	399	55	219	22,080																																				
FOP	162	30	49	4,941																																				
UOP	400	20	80	8,065																																				
TOTALS			3,502	2,889	291,272																																			
EXTRA FEATURES			54435 TURNING LEAF DR, CALLAHAN																																					
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																							
1	0810	CONCRETE A	0	100	0	0	745.00	SF	6.50	6.50	100	2010	2010	3	91	4,407																								
2	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2011	2011	3	81	5,132																								
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243																								
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2013	2013	3	94	2,200																								
5	0351	CARPORT MT	0	100	44	16	704.00	SF	10.00	10.00	100	2021	2021	3	93	6,547																								
TOTAL OB/XF 18,529																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																								