LOT 9
IN OR 1716/1308
TURNING LEAF PB 7/275

ASPINWALL JESSE & MEGHAN
54391 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

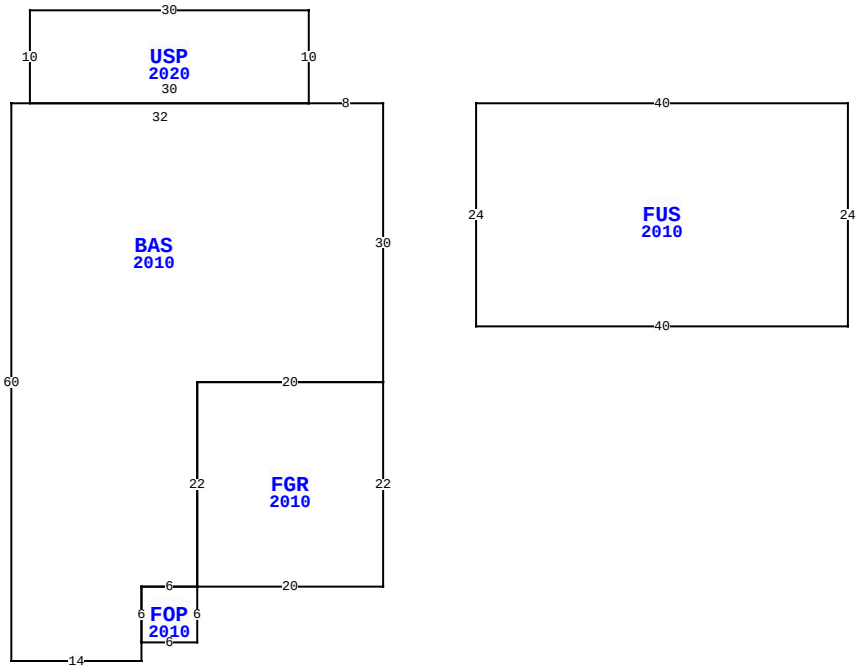
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,752	100	1,752	171,233
FGR	440	55	242	23,652
FOP	36	30	11	1,075
FUS	960	100	960	93,826
USP	300	30	90	8,796
TOTALS	3,488		3,055	298,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,055	110.0320	104.53	319,339	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2011 Heated Area: 2712 HX Base Yr 2011



54391 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		320,438
TOTAL MARKET OB/XF VALUE		69,829
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		430,267
SOH/AGL Deduction		167,419
ASSESSED VALUE		262,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,848
TOTAL JUST VALUE		430,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000004	GARAGE	44,919	01/07/2021
19010983	SWIM POOL	45,250	10/17/2019
C23906	CO ISSUED	0	11/24/2010
E22981	NEW CONSTR	0	10/01/2010
E22960	ELEC OTHER	0	09/01/2010
M15615	H/AC	0	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/1409	12/10/2021	QC	U	I	11	100
GRANTOR: ASPINWALL MEGHAN						
GRANTEE: ASPINWALL JESSE & M						
1716/1308	11/30/2010	WD	Q	I	01	188,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: ASPINWALL MEGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W8 USP=[YR=2020] N10 W30 S10 E30$ W32 S60 E14 N2 FOP=[YR=2010] E6 N6 W6 S6$ N6 E6 FGR=[YR=2010] E20 N22 W20 S22$ N22 E20 N30$ PTR=[YR=2010] E10 FUS=[YR=2010] S24 E40 N24 W40$ 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	828.00	SF	6.50	6.50	100	2010	2010	3	91	4,898	
2	0476	VF 6 SBPL	0	100	0	0	468.00	LF	32.00	32.00	100	2011	2011	3	81	12,131	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2020	2020	3	93	35,414	
4	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100	2020	2020	3	99	4,554	
5	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50	6.50	100	2020	2020	3	99	4,151	
6	0810	CONCRETE A	0	100	0	0	1,012.00	SF	6.50	6.50	100	2020	2020	3	99	6,512	
7	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	2021	2021	3	99	2,169	

LAND DESCRIPTION

TOTAL OB/XF 69,829

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 07/20/2021 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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IN OR 1716/1308
TURNING LEAF PB 7/275

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

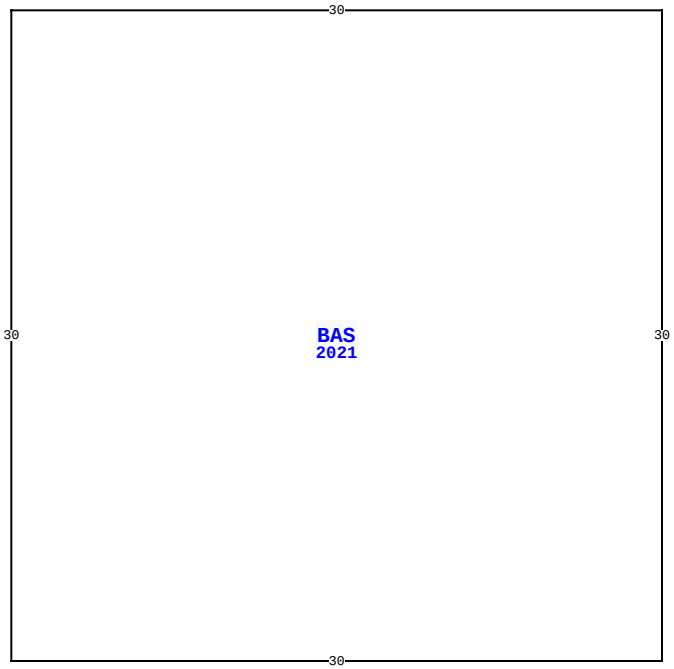
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	21,856
TOTALS	900		900	21,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	70.7940	24.78	22,302	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2011 Heated Area: 900 HX Base Yr 2011



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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		430,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14440	NEW CONSTR	0	09/01/2010
B23906	NEW CONSTR	288,812	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2523/1409	12/10/2021	QC	U	I	11	100
GRANTOR: ASPINWALL MEGHAN						
GRANTEE: ASPINWALL JESSE & M						
1716/1308	11/30/2010	WD	Q	I	01	188,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: ASPINWALL MEGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS