

CRAVEY DAVID
54295 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024



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		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0100		01		2,163		120.5890		114.56		247,793		2010		2010		0		0		6.50		93.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2020								Heated Area: 1893												HX Base Yr 2020		Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					231,686				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					10,016				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					40,000				
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					281,702				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					81,167				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					200,535				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms				2 100																										BASE TAXABLE VALUE					150,535				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					281,702				
Stories		1.		1. 100																										NCON VALUE					0				
Units		0		0 100																										INCOME VALUE									
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					271,588				
Quality		06		Quality Level 06																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		8012.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,893		100		1,893		202,766																															
FGR		361		55		199		21,315																															
FOP		36		30		11		1,178																															
USP		200		30		60		6,427																															