

DAKE WADE A & KATHLEEN M
54277 TURNING LEAF DRIVE
CALLAHAN, FL 32011

34-2N-25-208T-0015-0000

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	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 50			0100	01	3,446	111.6190	106.04	365,414	2011	2011	0	0	0	6.00	94.00	VALUATION BY		STANDARD												
Exterior Wall	17	CB STUCCO 50			1 SINGLE FAM - 100% - 2012												Heated Area: 2962 HX Base Yr 2012															
Roof Structur	03	GABLE/HIP 100															BUILDING MARKET VALUE								343,489							
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE								22,632							
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET								40,000							
Interior Floo	14	CARPET 70															TOTAL MARKET VALUE								406,121							
Interior Floo	08	SHT VINYL 30															SOH/AGL Deduction								192,872							
Air Condition	03	CENTRAL 100															ASSESSED VALUE								213,249							
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE								HX HB VX 55,000							
Bedrooms	4	100															BASE TAXABLE VALUE								158,249							
Bathrooms	2.5	100															TOTAL JUST VALUE								406,121							
Frame	02	WOOD FRAME 100															NCON VALUE								0							
Stories	2.	100			INCOME VALUE																											
Units	0	100			PREVIOUS YEAR MKT VALUE								391,102																			
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	1,318	100	1,318	131,375																												
FGR	624	55	343	34,190																												
FOP	18	30	5	498																												
FSP	300	40	120	11,962																												
FUS	1,644	100	1,644	163,870																												
PTO	320	5	16	1,595																												
TOTALS		4,224	3,446	343,489																												
EXTRA FEATURES					54277 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	0811	CONCRETE B	0 100	0	0	1,114.00	SF	5.20	5.20	100	2011	2011	3	92	5,329																	
2	0940	SHEDS/PORTR	0 100	0	0	80.00	SF	30.00	30.00	100	2013	2013	3	60	1,440																	
3	0476	VF 6 SBPRL	0 100	0	0	302.00	LF	32.00	32.00	100	2013	2013	3	85	8,214																	
4	0810	CONCRETE A	0 100	0	0	628.00	SF	6.50	6.50	100	2015	2015	3	95	3,878																	
5	0810	CONCRETE A	0 100	0	0	586.00	SF	6.50	6.50	100	2020	2020	3	99	3,771																	
LAND DESCRIPTION TOTAL OB/XF 22,632																																
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 11/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS																																