LOT 16
IN OR 1749/178
TURNING LEAF PB 7/275

**SWIGART ERIC H & JANICE H**
54259 TURNING LEAF DRIVE
CALLAHAN, FL 32011

**2024**

**34-2N-25-208T-0016-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

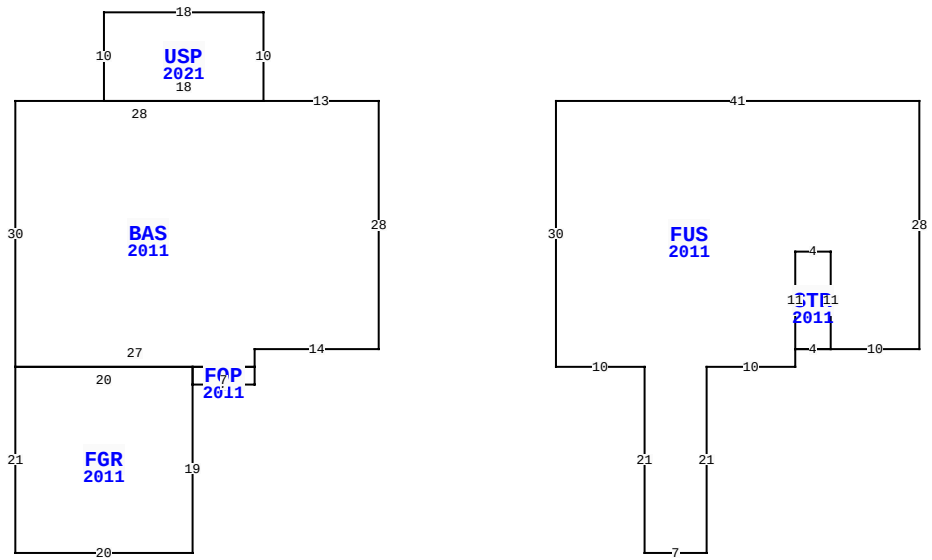
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,202 | 100 | 1,202 | 126,207 |
| FGR | 420 | 55 | 231 | 24,255 |
| FOP | 14 | 30 | 4 | 420 |
| FUS | 1,349 | 100 | 1,349 | 141,642 |
| STR | 44 | 10 | 4 | 420 |
| USP | 180 | 30 | 54 | 5,670 |
| TOTALS | 3,209 | | 2,844 | 298,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,844 | 117.5760 | 111.70 | 317,675 | 2011 | 2011 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM – 100% - 2012 Heated Area: 2551 HX Base Yr 2012




54259 TURNING LEAF DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 298,614 |
| TOTAL MARKET OB/XF VALUE | | 11,697 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 350,311 |
| SOH/AGL Deduction | | 152,100 |
| ASSESSED VALUE | | 198,211 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 148,211 |
| TOTAL JUST VALUE | | 350,311 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 336,999 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21008785 | ADDITION | 4,615 | 07/06/2021 |
| C24514 | CO ISSUED | 0 | 07/15/2011 |
| E23425 | NEW CONSTR | 0 | 04/01/2011 |
| M16050 | H/AC | 0 | 04/01/2011 |
| P14732 | NEW CONSTR | 0 | 04/01/2011 |
| B24514 | NEW CONSTR | 265,687 | 03/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1749/0178 | 7/20/2011 | WD | Q | I | 01 | 158,300 |

GRANTOR: MARONDA HOMES INC
GRANTEE: SWIGART ERIC H & JA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W13 USP=[YR=2021] N10 W18 S10 E18$ W28 S30 FGR=[YR=2011] S21 E20 N19 FOP=[YR=2011] E7 N2 W7 S2$ N2 W20$ E27 N2 E14 N28$ PTR= E20 FUS=[YR=2011] E41 S28 W10 STR=[YR=2011] N11 W4 S11 E4$ W4 S2 W10 S21 W7 N21 W10 N30$ 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 | 100 | 0 | 0 | 789.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 92 | 4,718 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 730.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 4,698 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 54.00 | LF | 32.00 | 32.00 | 100 | 2021 | 2021 | 3 | 98 | 1,693 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 98 | 588 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,697

| 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 03/16/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS