

MOORE MICHELE
54221 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 100
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 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100
Stories Units 1. 1. 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	2,110	100	2,110	225,096
FGR	418	55	230	24,537
FOP	5	30	2	213
PTO	15	5	1	106
PTO	240	5	12	1,280

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,355119.4620113.49267,26920112011006.0094.00

1 SINGLE FAM - 100% - 2021Heated Area: 2110HX Base Yr 2021

Diagram showing lot areas and features:
- BAS 2011 (Basement)
- FGR 2011 (Front Yard)
- PTO 2011 (Partial Tract Overlay)
- FOP 2011 (Front Overlap)

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE	251,233
TOTAL MARKET OB/XF VALUE	5,280
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	296,513
SOH/AGL Deduction	71,404
ASSESSED VALUE	225,109
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	175,109
TOTAL JUST VALUE	296,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,267

PERMIT NUMDESCRIPTIONAMTISSUED

B24937C0 ISSUED011/09/2011

E23740NEW CONSTR008/01/2011

M16384H/AC007/01/2011

P1489NEW CONSTR007/01/2011

B24937NEW CONSTR235,33207/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/0591	12/22/2011	WD	Q	I	01	158,000

GRANTOR: MARONDA HOMES INC OF

GRANTEE: MOORE MICHELE

EXTRA FEATURES

54221 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	883.00	SF	6.50	6.50	100	2011	2011	3	92	5,280	

LAND DESCRIPTION

TOTAL OB/XF5,280

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 DATE12/02/2020BYKBA

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