

MCHALE CAROL S
54183 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6
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		2,905		113.5050		107.83		313,246		2010		2010		0		0		6.50		93.50		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2011								Heated Area: 2560														Tax Group: 6					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					292,885					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					4,744					
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					40,000					
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					337,629					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					160,242					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					177,387					
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB WX SX 105,000					
Bathrooms				2 100																										BASE TAXABLE VALUE					72,387					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					337,629					
Stories		1.		1. 100																										NCON VALUE					0					
Units		00		0 100																										INCOME VALUE										
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					324,529					
Quality		06		Quality Level 06																																				
DOR CODE		0100		SINGLE FAMILY																																				
MAP NUM				MKT AREA																															08					
NEIGHBORHOOD/LOC		80		12.00																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS		2,560		100		2,560		258,102																																
FGR		380		55		209		21,071																																
FOP		162		30		49		4,941																																
USP		290		30		87		8,771																																