LOT 21
IN OR 1742/1439
TURNING LEAF PB 7/275

FELICIANO DAVID A & KRYSTAL C
54107 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0021-0000

BUILDING CHARACTERISTICS

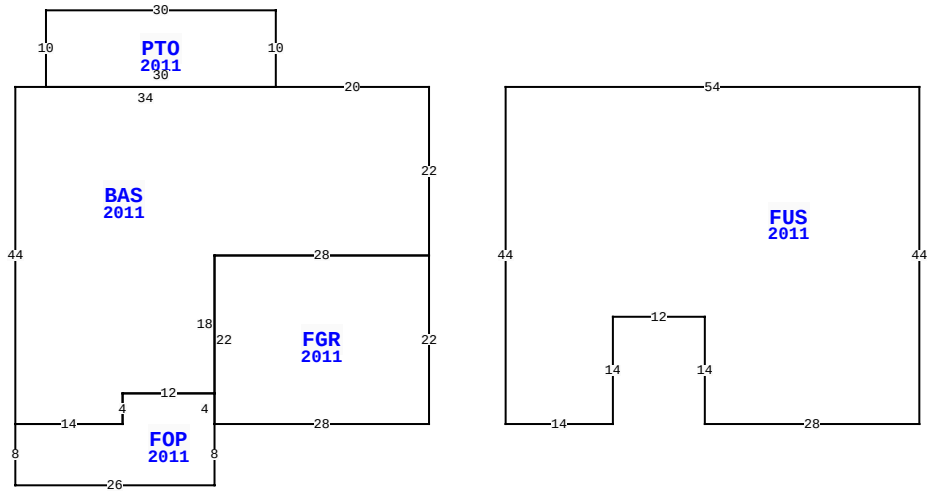
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
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	1,712	100	1,712	166,319
FGR	616	55	339	32,934
FOP	256	30	77	7,481
FUS	2,208	100	2,208	214,505
PTO	300	5	15	1,457
TOTALS	5,092		4,351	422,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,351	108.7900	103.35	449,676	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 3920 HX Base Yr



54107 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	422,695
TOTAL MARKET OB/XF VALUE	6,329
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	469,024
SOH/AGL Deduction	36,024
ASSESSED VALUE	433,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	433,000
TOTAL JUST VALUE	469,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24322	CO ISSUED	0	05/24/2011
E23226	ELEC OTHER	0	02/01/2011
E23272	ELEC OTHER	0	02/01/2011
M15950	H/AC	0	02/01/2011
P14640	OTHER	0	02/01/2011
B24322	NEW CONSTR	428,252	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1742/1439	6/09/2011	WD	Q	I	01	213,500

GRANTOR: MARONDA HOMES INC
GRANTEE: FELICIANO DAVID A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 PTO=[YR=2011] N10 W30 S10 E30$ W34 S44
FOP=[YR=2011] S8 E26 N8 FGR=[YR=2011] E28 N22 W28 S22$ N4
W12 S4 W14$ E14 N4 E12 N18 E28 N22$ PTR=E10 FUS=[YR=2011]
S44 E14 N14 E12 S14 E28 N44 W54$ W10$.

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	0811	CONCRETE B	0	0	0	0	1,323.00	SF	5.20	5.20	100	2011	2011	3	92	6,329	

LAND DESCRIPTION

TOTAL OB/XF 6,329

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	0	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 12/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS