

LOT 24
IN OR 1763/1011
TURNING LEAF PB 7/275

FRANKLIN DAVID R & TERESA C
54041 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0024-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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. 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	1,318	100	1,318	134,869
FGR	624	55	343	35,099
FOP	18	30	5	511
FSP	300	40	120	12,280
FUS	1,644	100	1,644	168,228
UOP	320	20	64	6,549

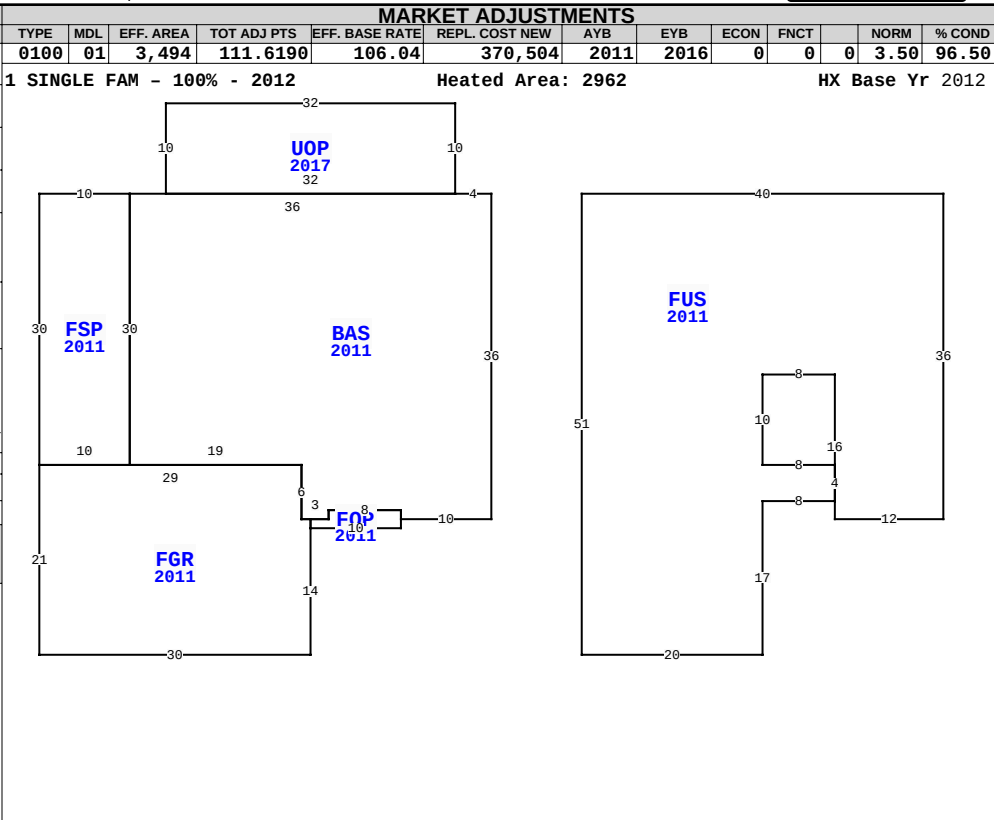
TOTALS 4,224 3,494 357,536

EXTRA FEATURES

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	1,193.00	SF	5.20	5.20	100	2011	2011	3	92	5,707	
2	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2013	2013	3	85	7,344	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	84	31,987	
5	0855	CONC PAVER	0	100	0	0	941.00	SF	10.00	10.00	100	2017	2017	3	97	9,128	
6	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2017	2017	3	97	1,198	

LAND DESCRIPTION

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							



54041 TURNING LEAF DR, CALLAHAN

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

TOTAL OB/XF 55,619																
--------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

LAND DESCRIPTION

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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		357,536
TOTAL MARKET OB/XF VALUE		55,619
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		453,155
SOH/AGL Deduction		200,668
ASSESSED VALUE		252,487
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		197,487
TOTAL JUST VALUE		453,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008434	REPAIR/RRF	27,500	06/28/2021
AP166172	SWIM POOL	30,000	01/11/2017
B1632494	ADDITION	0	06/10/2016
C24805	CO ISSUED	0	10/19/2011
E23719	NEW CONSTR	0	08/01/2011
E23718	ELEC OTHER	0	08/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1763/1011	10/26/2011	WD Q	I 02
GRANTOR: MARONDA HOMES INC			
GRANTEE: FRANKLIN DAVID R &			
SALE PRICE			
195,000			

BUILDING NOTES			
BAS=[YR=2011] W4 UOP=[YR=2017] N10 W32 S10 E32\$ W36			
FSP=[YR=2011] W10 S30 FGR=[YR=2011] S21 E30 N14 FOP=[YR=2011]			
E10 N2 W8 S1 W2 S1\$N1 W1 N6 W29\$ E10 N30\$ S30 E19 S6 E3 N1 E8			
S1 E10 N36\$ PTR=E10 FUS=[YR=2011] E40 S36 W12 N16 W8 S10 E8			
S4 W8 S17 W20 N51\$ W10\$.			