LOT 25
TURNING LEAF PB 7/275

JIMENEZ LUIS & CATHERINE
54021 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0025-0000

BUILDING CHARACTERISTICS

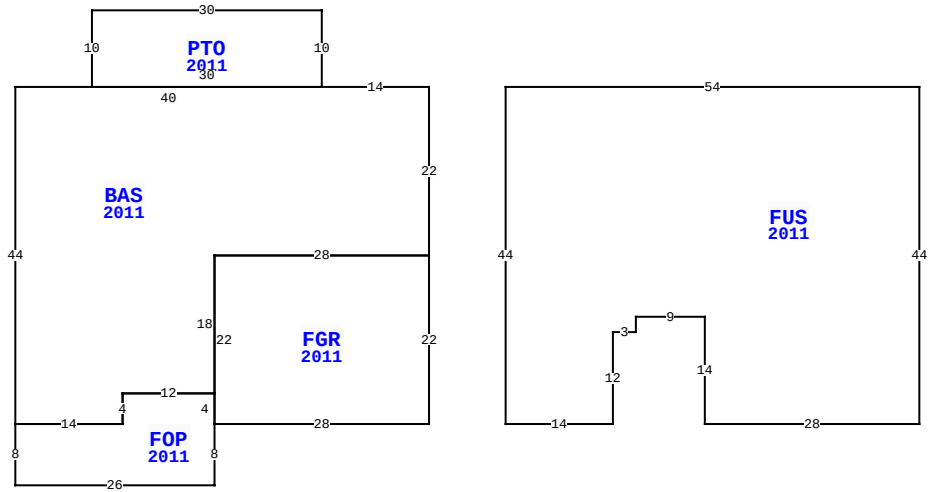
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	169,409
FGR	616	55	339	33,546
FOP	256	30	77	7,620
FUS	2,214	100	2,214	219,084
PTO	300	5	15	1,484
TOTALS	5,098		4,357	431,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,357	110.8140	105.27	458,661	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3926 HX Base Yr 2021



54021 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		456,481
TOTAL MARKET OB/XF VALUE		13,758
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		510,239
SOH/AGL Deduction		165,917
ASSESSED VALUE		344,322
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		289,322
TOTAL JUST VALUE		510,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005809	GARAGE	73,652	04/14/2022
C24804	CO ISSUED	0	09/30/2011
M16337	H/AC	0	07/01/2011
P14860	NEW CONSTR	0	07/01/2011
B24804	NEW CONSTR	432,314	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1248	2/11/2020	WD	Q	I	01	299,000
GRANTOR: MCDERMOTT JASON A & T						
GRANTEE: JIMENEZ LUIS & CATH						
1759/0188	10/03/2011	WD	Q	I	01	222,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: MCDERMOTT JASON A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 PTO=[YR=2011] N10 W30 S10 E30$ W40 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]
E54 S44 W28 N14 W9S2 W3 S12W14 N44$ 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	100	0	0	1,927.00	SF	5.20	5.20	100	2011	2011	3	92	9,219	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	89	4,272	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 13,758

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 12/07/2022 BY KW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

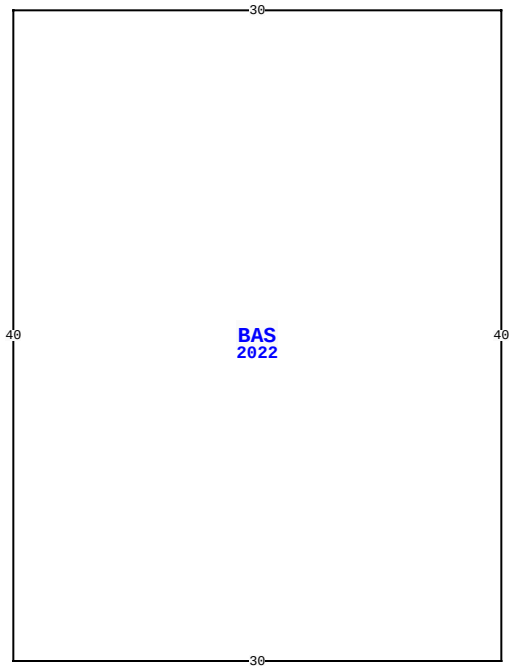
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,340
TOTALS	1,200		1,200	25,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	21.33	25,596	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



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GRANTOR: MARONDA HOMES INC						
GRANTEE: MCDERMOTT JASON A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/07/2022 BY KW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS