

CARNEY FAMILY REVOCABLE LIVING TRUST/CARNEY TONI A
54002 TURNING LEAF DRIVE
CALLAHAN, FL 32011

34-2N-25-208T-0028-0000

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

4

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

2.

2. 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

1,651

100

1,651

155,573

FGR

399

55

219

20,636

FOP

126

30

38

3,581

FSP

320

40

128

12,062

FUS

1,924

100

1,924

181,297

TOTALS

4,420

3,960

373,148

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

0810

CONCRETE A

0 100

0

0

858.00

SF

6.50

6.50

100

2010

2010

3

91

5,075

LAND DESCRIPTION

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 DATE

04/18/2024

BY

TW

Total Acres:

0.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,960

106.0875

100.78

399,089

2010

2010

0

0

0

6.50

93.50

1 SINGLE FAM - 100% - 2011

Heated Area: 3575

HX Base Yr 2011

FSP 2010

FUS 2010

FGR 2010

FOP 2010

BAS 2010

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54002 TURNING LEAF DR, CALLAHAN

5,075

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2711/784

5/07/2024

WD

U

I

11

100

GRANTOR: CARNEY CHRISTOPHER &

GRANTEE: CARNEY FAMILY REVOC

1692/0811

5/26/2010

WD

Q

I

01

223,500

GRANTOR: MARONDA HOMES INC

GRANTEE: CARNEY CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=15,0] E40 S56 W14 N18 W7 S8 W19 N46 \$
BAS=[YR=2010;ORIG=0,0] W3 W37 S25 E19 S31 E21 N56 \$
FGR=[YR=2010;ORIG=-40,25] S21 E19 N21 W19 \$
FSP=[YR=2010;ORIG=-3,0] N10 W32 S10 E32 \$
FOP=[YR=2010;ORIG=-21,56] S6 E21 N6 W21 \$
PTR=[ORIG=0,0] E15 W15 \$