LOT 29
IN OR 1555/1757
TURNING LEAF PB 7/275

CRAVEY THOMAS D & VICKI L
54014 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

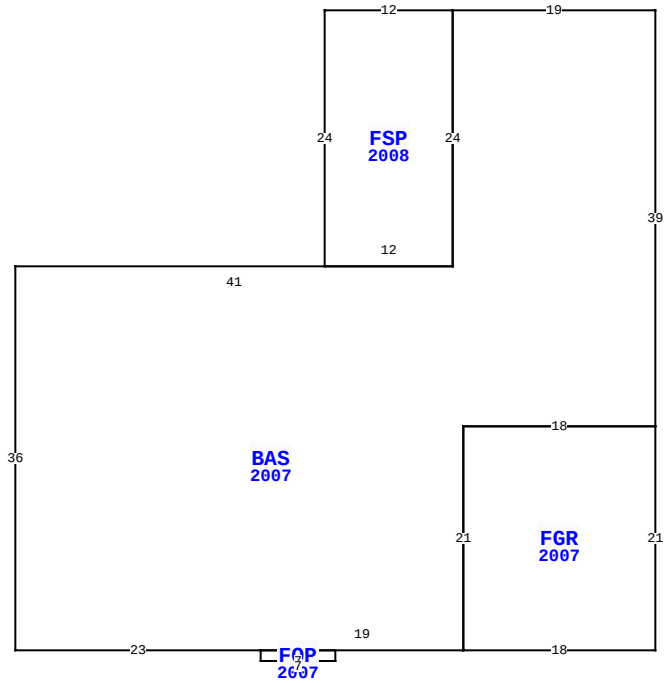
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	228,894
FGR	378	55	208	21,273
FOP	7	30	2	204
FSP	288	40	115	11,762
TOTALS	2,911		2,563	262,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	117.0240	111.17	284,929	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2238 HX Base Yr 2009



54014 TURNING LEAF DR, CALLAHAN

BLD DATE	12/18/2007	DJ	LGL DATE
XF DATE	01/06/2009	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		262,135
TOTAL MARKET OB/XF VALUE		2,647
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		304,782
SOH/AGL Deduction		157,804
ASSESSED VALUE		146,978
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,978
TOTAL JUST VALUE		304,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009797	REPAIR/RRF	18,500	07/26/2021
C19336	CO ISSUED	0	01/01/2007
B19336	NEW CONSTR	191,796	01/01/2007
E18675	ELEC OTHER	1,800	01/01/2007
M12404	MECH OTHER	0	01/01/2007
P12032	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1757	3/14/2008	WD	Q	I		242,100

GRANTOR: MARONDA HOMES INC
GRANTEE: CRAVEY THOMAS D & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FSP=[YR=2008] W12 S24 E12 N24$ S24 W41 S36 E23 FOP=[YR=2007] S1 E7 N1 W7$ E19 FGR=[YR=2007] E18 N21 W18 S21$ N21 E18 N39$.

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	572.00	SF	5.20	5.20	100	2008	2008	3	89	2,647	

LAND DESCRIPTION

TOTAL OB/XF 2,647

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 12/02/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS