LOT 30
TURNING LEAF PB 7/275

VOGEL APRIL NICOLE
54022 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

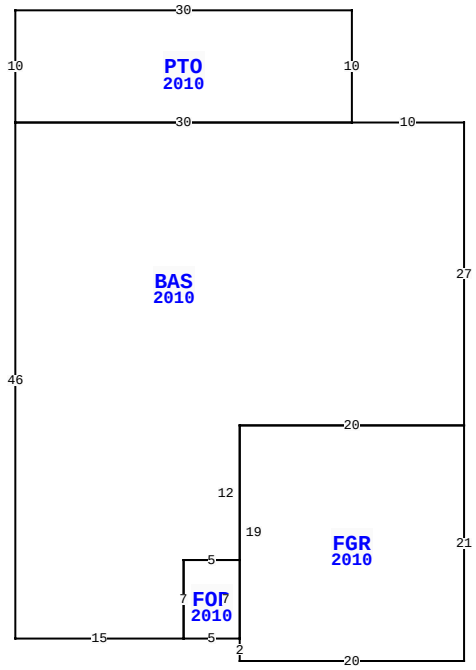
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,425	100	1,425	163,616
FGR	420	55	231	26,523
FOP	35	30	10	1,148
PTO	300	5	15	1,722
TOTALS	2,180		1,681	193,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	129.2600	122.80	206,427	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1425 HX Base Yr 2024



54022 TURNING LEAF DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,009
TOTAL MARKET OB/XF VALUE		5,424
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		238,433
SOH/AGL Deduction		75,226
ASSESSED VALUE		163,207
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,207
TOTAL JUST VALUE		238,433
NCON VALUE		4,117
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23956	CO ISSUED	0	12/21/2010
E23027	ELEC OTHER	0	10/01/2010
E23029	NEW CONSTR	0	10/01/2010
M15691	H/AC	0	10/01/2010
P14461	NEW CONSTR	0	10/01/2010
B23956	NEW CONSTR	163,942	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/797	9/01/2023	WD	Q	I	01	310,000
GRANTOR: LONG ANDREE MICHELLE						
GRANTEE: VOGEL APRIL NICOLE						
2446/0637	3/09/2021	QC	U	I	11	100
GRANTOR: GINDER ROBERT A						
GRANTEE: GINDER ANDREE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 PTO=[YR=2010] N10 W30 S10 E30$ W30 S46 E15
FOP=[YR=2010] E5 FGR=[YR=2010] S2 E20 N21 W20 S19 $ N7 W5
S7$ N7 E5 N12 E20 N27$.

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	0810	CONCRETE A	0	100	0	0	917.00	SF	6.50	6.50	100	2010	2010	3	91	5,424	

LAND DESCRIPTION

TOTAL OB/XF 5,424

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