LOT 34
IN OR 2048/75
TURNING LEAF PB 7/275

CRAINE DAVID H & MICHELE
54160 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0034-0000

BUILDING CHARACTERISTICS

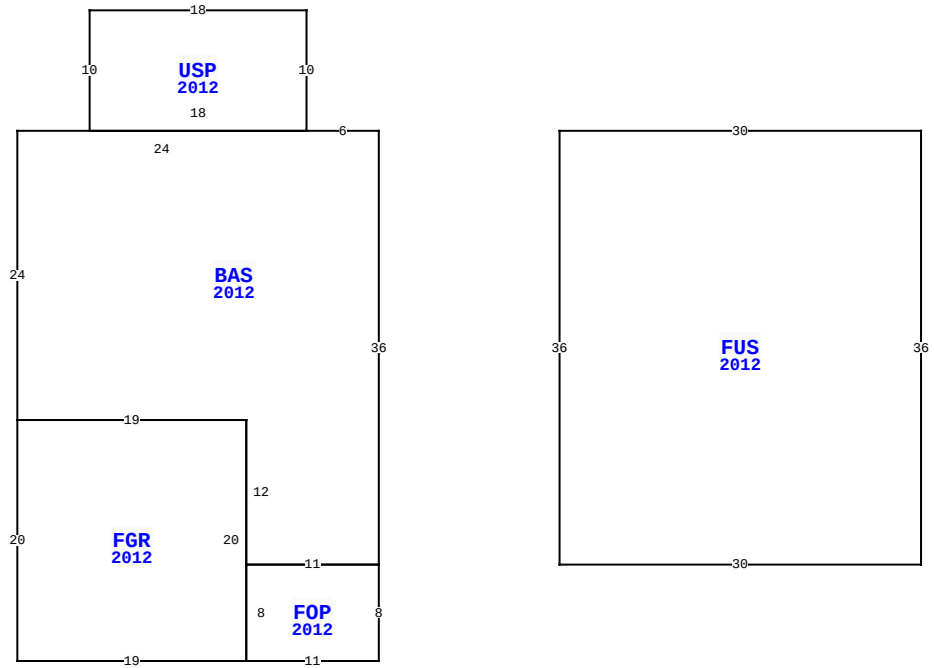
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	852	100	852	95,256
FGR	380	55	209	23,367
FOP	88	30	26	2,907
FUS	1,080	100	1,080	120,747
USP	180	30	54	6,038
TOTALS	2,580		2,221	248,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	124.5335	118.31	262,767	2012	2012	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1932 HX Base Yr 2017



54160 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,315
TOTAL MARKET OB/XF VALUE		19,659
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		307,974
SOH/AGL Deduction		127,121
ASSESSED VALUE		180,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,853
TOTAL JUST VALUE		307,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25421	CO ISSUED	0	04/12/2012
E24632	NEW CONSTR	0	02/01/2012
M16825	H/AC	0	01/01/2012
B25421	NEW CONSTR	211,223	12/01/2011
P15552	NEW CONSTR	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2048/0075	5/23/2016	WD	Q	I	01	189,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: CRAINE DAVID H & MI						
1829/1461	11/21/2012	WD	Q	I	02	162,300
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W6 USP=[YR=2012] N10 W18 S10 E18$ W24 S24 FGR=[YR=2012] S20 E19 FOP=[YR=2012] E11 N8 W11 S8$ N20 W19$ E19 S12 E11 N36$ PTR= E15 FUS=[YR=2012] E30 S36 W30 N36$ W15$.

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	0812	CONCRETE C	0	100	0	0	3,058.00	SF	4.00	4.00	100	2012	2012	3	93	11,376	
2	0940	SHEDS/PORT	0	100	0	0	256.00	SF	30.00	30.00	100	2013	2013	3	60	4,608	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2014	2014	3	87	3,675	

LAND DESCRIPTION

TOTAL OB/XF 19,659

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