LOT 35
IN OR 1829/1161
TURNING LEAF PB 7/275

BOYD BRIAN R & WENDY L
54182 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

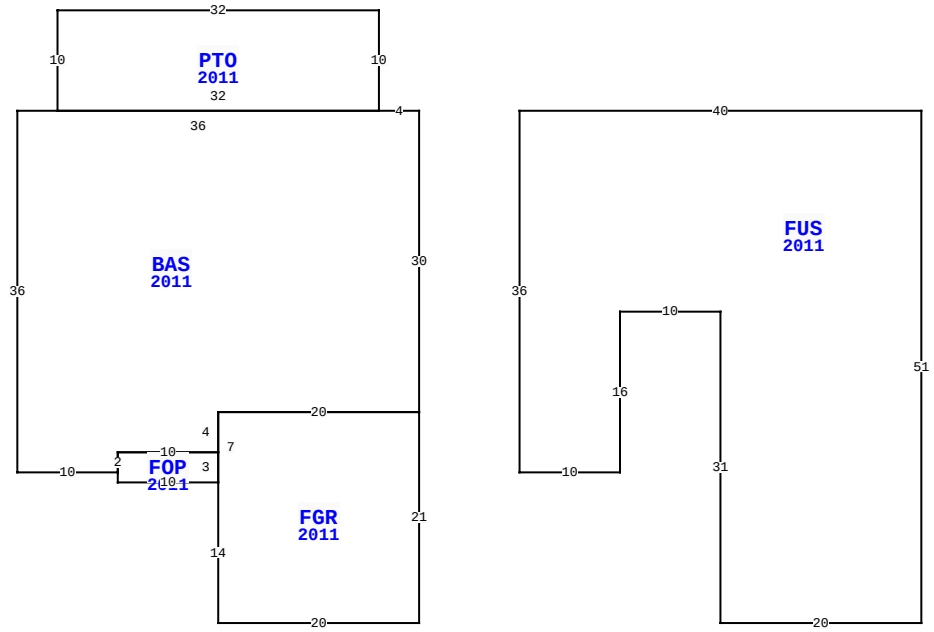
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,300	100	1,300	132,037
FGR	420	55	231	23,462
FOP	30	30	9	914
FUS	1,580	100	1,580	160,476
PTO	320	5	16	1,625
TOTALS	3,650		3,136	318,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,136	113.7350	108.05	338,845	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2880 HX Base Yr 2020



54182 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		318,514
TOTAL MARKET OB/XF VALUE		4,515
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		363,029
SOH/AGL Deduction		105,289
ASSESSED VALUE		257,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,740
TOTAL JUST VALUE		363,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25026	CO ISSUED	0	01/05/2012
E23741	NEW CONSTR	0	08/01/2011
M16458	H/AC	0	08/01/2011
P14942	NEW CONSTR	0	08/01/2011
B25026	NEW CONSTR	318,780	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1829/1161	11/30/2012	WD	Q	I	01	184,000

GRANTOR: MARONDA HOMES INC OF

GRANTEE: BOYD BRIAN R & WEND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 PTO=[YR=2011] N10 W32 S10 E32$ W36 S36 E10 FOP=[YR=2011] S1 E10 FGR=[YR=2011] S14 E20 N21 W20 S7 $ N3 W10 S2$ N2 E10 N4 E20 N30 $ PTR=E10 FUS=[YR=2011] S36 E10 N16 E10 S31 E20 N51 W40$ 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	0810	CONCRETE A	0	100	0	0	755.00	SF	6.50	6.50	100	2011	2011	3	92	4,515	

LAND DESCRIPTION

TOTAL OB/XF 4,515

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