LOT 37
TURNING LEAF PB 7/275

SIDLO COREY DOUGLAS & SHARLYNE CORPUZ
54224 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0037-0000

BUILDING CHARACTERISTICS

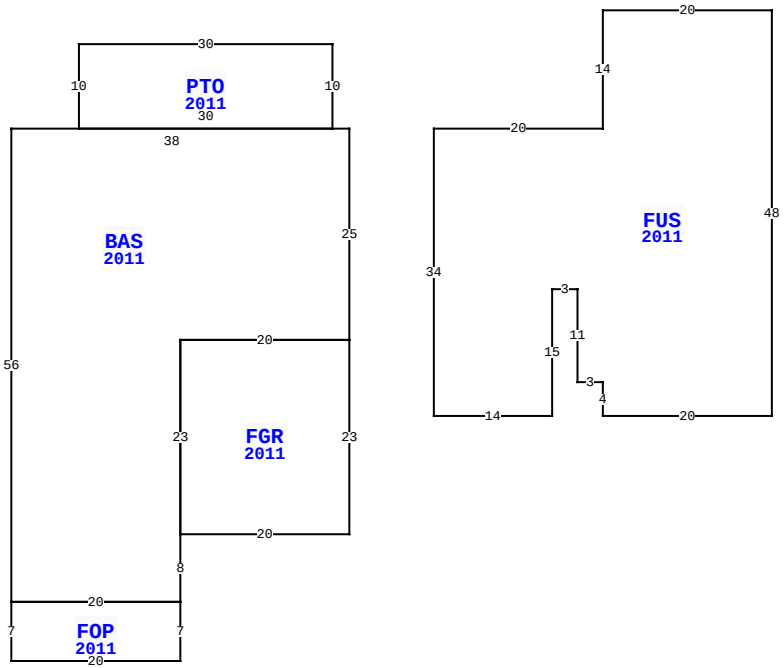
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,620	100	1,620	159,305
FGR	460	55	253	24,879
FOP	140	30	42	4,130
FUS	1,583	100	1,583	155,666
PTO	300	5	15	1,475
TOTALS	4,103		3,513	345,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,513	108.6750	103.24	362,682	2011	2013	0	0	0	4.75	95.25

1 SINGLE FAM – 100% - 2023 Heated Area: 3203 HX Base Yr



54224 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		345,455
TOTAL MARKET OB/XF VALUE		5,329
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		390,784
SOH/AGL Deduction		7,775
ASSESSED VALUE		383,009
TOTAL EXEMPTION VALUE	13	383,009
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		390,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10307	REROOF	12,045	08/01/2023
B2211203	REMODEL	5,194	12/01/2022
B24324	CO ISSUED	0	06/10/2011
E23227	ELEC OTHER	0	02/01/2011
E23273	ELEC OTHER	0	02/01/2011
M15926	H/AC	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1207	4/26/2022	WD	Q	I	01	425,000
GRANTOR: WELCH JOEL M & SANDRA						
GRANTEE: SIDLO COREY DOUGLAS						
2399/0552	10/01/2020	WD	Q	I	01	230,000
GRANTOR: WATT THOMAS E & JEANE						
GRANTEE: WELCH JOEL M & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W2 PTO=[YR=2011] N10 W30 S10 E30$ W38 S56
FOP=[YR=2011] S7 E20 N7 W20$ E20 N8 FGR=[YR=2011] E20 N23 W20 S23$ N23 E20 N25$ PTR=E10 FUS=[YR=2011] S34 E14 N15 E3 S11 E3 S4 E20 N48 W20 S14 W20$ 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	0811	CONCRETE B	0	100	0	0	1,114.00	SF	5.20	5.20	100	2011	2011	3	92	5,329	

LAND DESCRIPTION

TOTAL OB/XF 5,329

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