LOT 39
IN OR 1801/1713
TURNING LEAF PB 7/275

COLLINS THOMAS D & APRIL L
54326 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0039-0000

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 60
Interior Floo	08	SHT VINYL 40
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

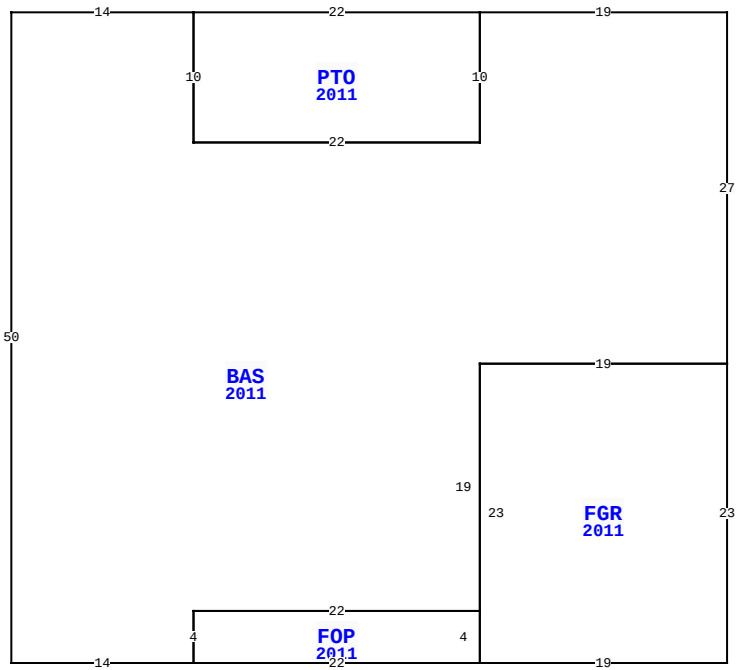
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	213,894
FGR	437	55	240	25,604
FOP	88	30	26	2,774
PTO	220	5	11	1,173
TOTALS	2,750		2,282	243,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	119.4620	113.49	258,984	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2013 Heated Area: 2005 HX Base Yr 2013



54326 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,445
TOTAL MARKET OB/XF VALUE		5,143
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		288,588
SOH/AGL Deduction		133,210
ASSESSED VALUE		155,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,378
TOTAL JUST VALUE		288,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25135	CO ISSUED	0	01/09/2012
E23930	ELEC OTHER	0	10/01/2011
E23837	NEW CONSTR	0	09/01/2011
P15005	NEW CONSTR	0	09/01/2011
B25135	NEW CONSTR	225,701	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/1713	6/26/2012	WD	Q	I	02	159,900

GRANTOR: MARONDA HOMES INC OF
GRANTEE: COLLINS THOMAS D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 PTO=[YR=2011] W22 S10 E22 N10$ S10 W22 N10 W14 S50 E14 FOP=[YR=2011] E22 FGR=[YR=2011] E19 N23 W19 S23$ N4 W22 S4$ N4 E22 N19 E19 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	860.00	SF	6.50	6.50	100	2011	2011	3	92	5,143	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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