

PETTYJOHN ROSANNA M
54350 TURNING LEAF DR
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

16WD FR STUC 50

17CB STUCCO 50

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100
4 100
2.5 100

02WOOD FRAME 100
2. 100
0 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8012.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3181001,318131,375

FGR6245534334,190

FOP18305498

FSP3004012011,962

FUS1,6441001,644163,870

PTO3205161,595

TOTALS4,2243,446343,489

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100013,446111.6190106.04365,41420112011006.0094.00

1 SINGLE FAM - 100% - 2012Heated Area: 2962HX Base Yr 2012

The diagram illustrates the building's footprint and associated areas. It includes labels for different parts of the building and its surroundings, such as BAS 2011, FGR 2011, FOP 2011, FSP 2013, PTO 2011, and FUS 2011. Dimensions are provided for various sections, and the total heated area is noted as 2962.

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE343,489

TOTAL MARKET OB/XF VALUE17,490

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE400,979

SOH/AGL Deduction189,927

ASSESSED VALUE211,052

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE156,052

TOTAL JUST VALUE400,979

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE385,733

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

1772/119612/21/2011WDQI01

SALE PRICE196,500

GRANTOR: MARONDA HOMES INC OF

GRANTEE: PETTYJOHN SHAWN M &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W10 BAS=[YR=2011] W4 PTO=[YR=2011] N10 W32 S10 E32\$ W36 S36 E10 FOP=[YR=2011] S1 E10 FGR=[YR=2011] S14 E30 N21 W29 S6 W1 S1\$ N1 W2 N1 W8 S1\$ N1 E8 S1 E3 N6 E19 N30\$ S30 E10 N30\$ PTR=E10 FUS=[YR=2011] S36 E12 N16 E8 S10 W8 S4 E8 S17 E20 N51 W40\$ W10\$.

EXTRA FEATURES

54350 TURNING LEAF DR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0100001,311.00SF5.205.20100201120113926,272

20476VF 6 SBPL010000369.00LF32.0032.001002019201939511,218

LAND DESCRIPTION

TOTAL OB/XF17,490

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE12/03/2020BYKBA

Total Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000

PRINTED 08/06/2024 BY SYS