

LOT 41
IN OR 1759/1629
TURNING LEAF PB 7/275

MELTON KAREN E
54368 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0041-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	1,854	100	1,854	199,650
FGR	400	55	220	23,691
FOP	36	30	11	1,184
PTO	200	5	10	1,077
TOTALS	2,490		2,095	225,603

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,095	120.5890	114.56	240,003	2011	2011	0	0	6.00	94.00

1 SINGLE FAM - 100% - 2016

Heated Area: 1854

HX Base Yr 2016

PTO
2011

BAS
2011

FGR
2011

FGR
2011

BLD DATE		LGL DATE	
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