

LOT 42
IN OR 1788/3
TURNING LEAF PB 7/275

PARSONS MICHELLE D & SAMUEL L
54416 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0042-0000



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	5	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
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NEIGHBORHOOD/LOC	8012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	164,707
FGR	540	55	297	28,050
FOP	256	30	77	7,272
FSP	270	40	108	10,200
FUS	2,164	100	2,164	204,372
TOTALS	4,974		4,390	414,599

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1,445.00	SF	5.20	5.20	100	2011	2011	3	92	6,913	
2	0476	VF 6 SBPL	0 100	0	0	246.00	LF	32.00	32.00	100	2013	2013	3	85	6,691	
3	0469	VF LATTIC	0 100	0	0	66.00	SF	5.50	5.50	100	2013	2013	3	85	309	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
5	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2014	2014	3	87	3,675	
6	0475	VF 4 SBPL	0 100	0	0	78.00	LF	14.00	14.00	100	2014	2014	3	87	950	
7	0469	VF LATTIC	0 100	0	0	78.00	SF	5.50	5.50	100	2014	2014	3	87	373	
8	0479	VF PICKET	0 100	0	0	96.00	LF	10.00	10.00	100	2014	2014	3	87	835	
9	0510	GARAGE WD-	0 100	24	36	864.00	SF	35.00	35.00	100	2014	2014	3	75	22,680	
10	0751	UOP	0 100	10	24	240.00	SF	10.00	10.00	100	2014	2014	3	75	1,800	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,390	105.7540	100.47	441,063	2011	2011	0	0	6.00	94.00
1 SINGLE FAM - 100% - 2016 Heated Area: 3908 HX Base Yr 2016											
54416 TURNING LEAF DR, CALLAHAN											

TOTAL OB/XF											
44,481											

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44,481											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				414,599			
TOTAL MARKET OB/XF VALUE				51,831			
TOTAL LAND VALUE - MARKET				40,000			
TOTAL MARKET VALUE				506,430			
SOH/AGL Deduction				202,029			
ASSESSED VALUE				304,401			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				254,401			
TOTAL JUST VALUE				506,430			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				489,548			

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