LOT 44
IN OR 1767/887
TURNING LEAF PB 7/275

JONES RICHARD D
54466 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

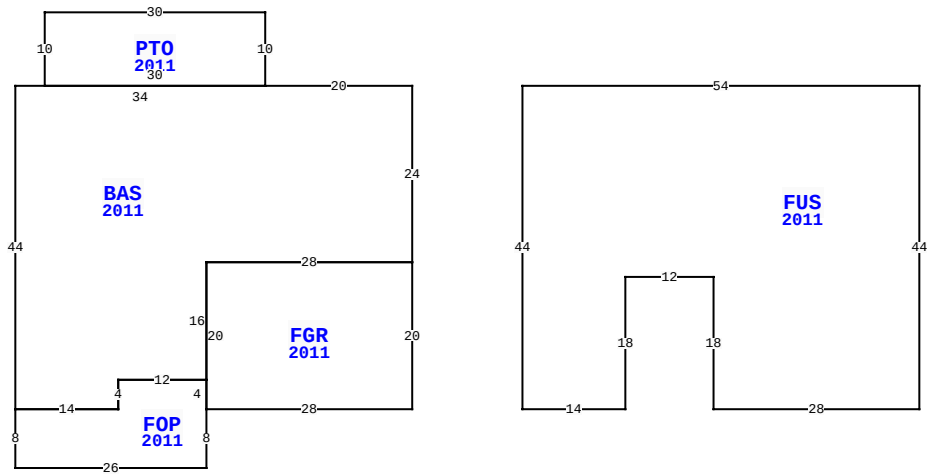
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	8012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	166,973
FGR	560	55	308	29,088
FOP	256	30	77	7,272
FUS	2,160	100	2,160	203,994
PTO	300	5	15	1,417
TOTALS	5,044		4,328	408,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,328	105.7540	100.47	434,834	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2015 Heated Area: 3928 HX Base Yr 2015



54466 TURNING LEAF DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,554
TOTAL MARKET OB/XF VALUE		22,398
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		488,952
SOH/AGL Deduction		199,051
ASSESSED VALUE		289,901
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,901
TOTAL JUST VALUE		488,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000581	GARAGE	34,776	01/20/2021
C24758	CO ISSUED	0	10/25/2011
P14850	NEW CONSTR	0	06/01/2011
M16226	H/AC	0	05/01/2011
B24758	NEW CONSTR	432,314	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0887	11/28/2011	WD	Q	I	01	214,900

GRANTOR: MARONDA HOMES INC
GRANTEE: JONES RICHARD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 PTO=[YR=2011] N10 W30 S10 E30$ W34 S44 FOP=[YR=2011] S8 E26 N8 FGR=[YR=2011] E28 N20 W28 S20 $ N4 W12 S4 W14$ E14 N4 E12 N16 E28 N24$ PTR=E15 FUS=[YR=2011] E54 S44 W28 N18 W12 S18 W14 N44$ W15$.

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	1,338.00	SF	5.20	5.20	100	2011	2011	3	92	6,401	
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2013	2013	3	85	5,549	
3	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	60	4,320	
4	0810	CONCRETE A	0	100	0	0	972.00	SF	6.50	6.50	100	2017	2017	3	97	6,128	

LAND DESCRIPTION

TOTAL OB/XF 22,398

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 03/16/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS

LOT 44
IN OR 1767/887
TURNING LEAF PB 7/275

JONES RICHARD D
54466 TURNING LEAF DR
CALLAHAN, FL 32011

2024

34-2N-25-208T-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

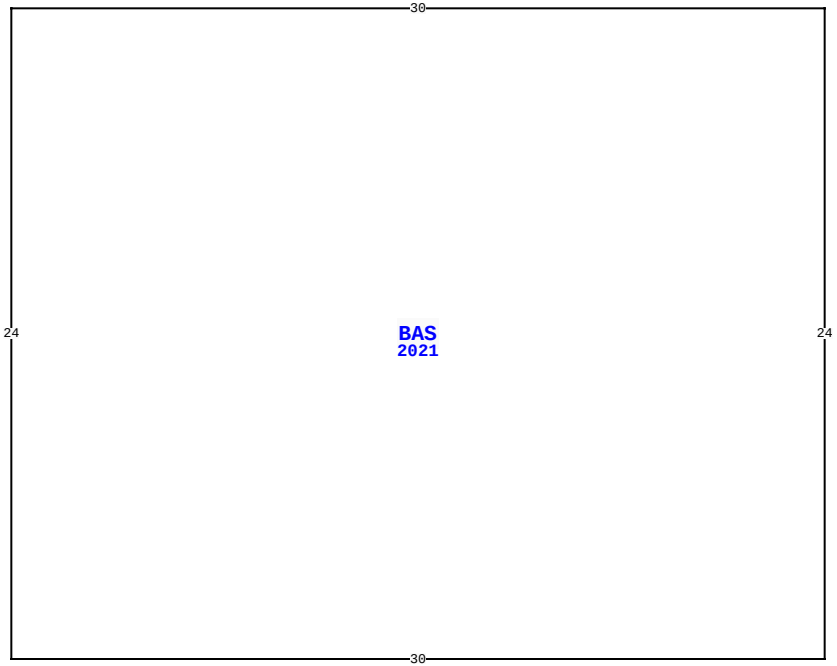
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,810
TOTALS	720		720	17,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	25.24	18,173	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2015 Heated Area: 720 HX Base Yr 2015



54466 TURNING LEAF DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,554
TOTAL MARKET OB/XF VALUE		22,398
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		488,952
SOH/AGL Deduction		199,051
ASSESSED VALUE		289,901
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,901
TOTAL JUST VALUE		488,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0887	11/28/2011	WD	Q	I	01	214,900

GRANTOR: MARONDA HOMES INC

GRANTEE: JONES RICHARD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/16/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS