LOT 45
TURNING LEAF PB 7/275

HOPKINS CHRIS & CHERYL
54478 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0045-0000

BUILDING CHARACTERISTICS

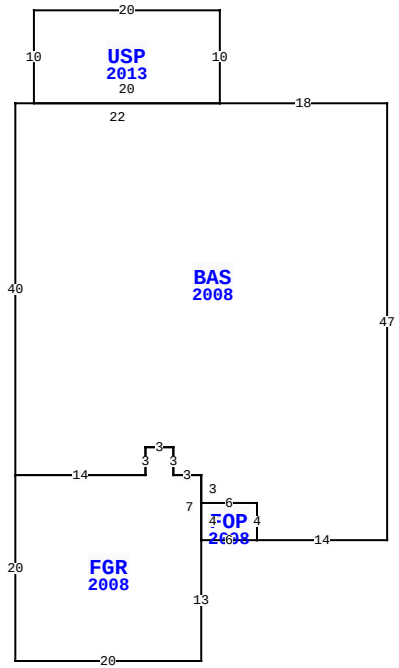
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,707	100	1,707	182,577
FGR	409	55	225	24,066
FOP	24	30	7	748
USP	200	30	60	6,418
TOTALS	2,340		1,999	213,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	121.7160	115.63	231,144	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1707 HX Base Yr



BLD DATE	12/12/2008	RK	LGL DATE
XF DATE	12/12/2008	RK	LAND DATE
INC DATE			AG DATE

54478 TURNING LEAF DR, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	213,808
TOTAL MARKET OB/XF VALUE	8,403
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	262,211
SOH/AGL Deduction	14,731
ASSESSED VALUE	247,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,480
TOTAL JUST VALUE	262,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21429	CO ISSUED	0	09/25/2008
M13833	TANKS/BLRS	0	05/01/2008
P13216	OTHER	0	05/01/2008
B21429	NEW CONSTR	149,622	05/01/2008
E20805	ELEC OTHER	1,900	05/01/2008
R11275	REPAIR/RRF	1,600	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1141	5/01/2024	WD	Q	I	01	325,000
GRANTOR: DAVIS DAVID						
GRANTEE: HOPKINS CHRIS & CHE						
2523/0552	12/19/2021	FJ	U	I	11	100
GRANTOR: DAVIS ORMAN BEVERLY E						
GRANTEE: DAVIS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 USP=[YR=2013] N10 W20 S10 E20 $ W22 S40
FGR=[YR=2008] S20 E20 N13 FOP=[YR=2008] E6 N4 W6 S4 $ N7 W3
N3 W3 S3 W14 $ E14 N3 E3 S3 E3 S3 E6 S4 E14 N47 $.

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	0	0	0	746.00	SF	5.20	5.20	100	2008	2008	3	89	3,452	
2	0476	VF 6 SBPL	0	0	0	0	191.00	LF	32.00	32.00	100	2011	2011	3	81	4,951	

LAND DESCRIPTION

TOTAL OB/XF 8,403

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	0	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 01/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS