

LOT 47
IN OR 1745/715
TURNING LEAF PB 7/275

LATRAVERSE ANDREA E & JEREMY W
54506 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2024

34-2N-25-208T-0047-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	17	CB STUCCO 100	0100	01	2,243	121.7160	115.63	259,358	2011	2011	0	0	0	6.00	94.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2012													Heated Area: 1978										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012										
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		4 100																								
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	1,978	100	1,978	214,993																						
FGR	414	55	228	24,782																						
FOP	88	30	26	2,826																						
PTO	220	5	11	1,196																						
TOTALS			2,700		2,243	243,797																				
EXTRA FEATURES															54506 TURNING LEAF DR, CALLAHAN											
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	0810	CONCRETE A	0	100	0	0	682.00	SF	6.50	6.50	100	2011	2011	3	92	4,078										
2	0810	CONCRETE A	0	100	0	0	289.00	SF	6.50	6.50	100	2019	2019	3	98	1,841										
TOTAL OB/XF															5,919											
LAND DESCRIPTION															TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/03/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS																										