LOT 1
TURNING LEAF PB 7/275

BELT JERAMY & BRANDY
54593 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

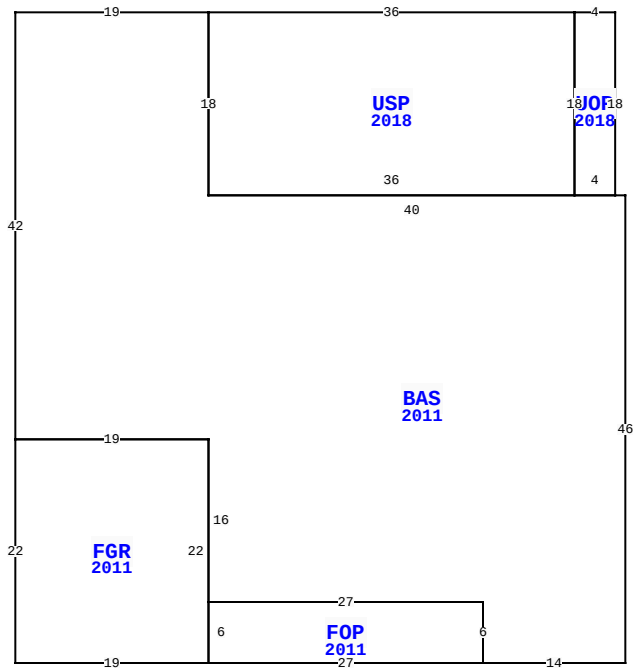
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,522	100	2011	2,522	275,186
FGR	418	55	2011	230	25,096
FOP	162	30	2011	49	5,346
UOP	72	20	2018	14	1,528
USP	648	30	2018	194	21,168
TOTALS	3,822			3,009	328,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,009	116.6974	116.70	351,150	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2522 HX Base Yr 2023



54593 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		328,325
TOTAL MARKET OB/XF VALUE		5,826
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,151
SOH/AGL Deduction		18,038
ASSESSED VALUE		366,113
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		310,391
TOTAL JUST VALUE		384,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004734	ADDITION	9,560	07/01/2018
B25049	CO ISSUED	0	12/27/2011
E23834	ELEC OTHER	0	09/01/2011
P14951	NEW CONSTR	0	09/01/2011
E23743	NEW CONSTR	0	08/01/2011
M16471	H/AC	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0824	10/29/2021	WD	Q	I	01	375,000
GRANTOR: CARR AUSTIN & BROOKE						
GRANTEE: BELT JERAMY & BRAND						
1866/1968	6/26/2013	SW	Q	I	01	184,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: CARR AUSTIN & BROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W1 UOP=[YR=2018] N18 W4 USP=[YR=2018] W36 S18 E36 N18$ S18 E4 $ W40 N18 W19 S42FGR=[YR=2011] S22 E19 FOP=[YR=2011] E27 N6W27 S6$ N22 W19$ E19 S16 E27 S6E14 N46 $.

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	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50	100	2011	2011	3	91	5,826	

LAND DESCRIPTION

TOTAL OB/XF 5,826

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS