

LOT 4
IN OR 2040/1093
TURNING LEAF PB 7/275

HARGRAVES AARON & LISA MARIE
54513 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0004-0000



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	PAGE 1 of 2 6																											
Exterior Wall	16	WD FR STUC 50	0100	01	3,276	111.6190	111.62	365,667	2011	2011	0	0	0	6.50	93.50	VALUATION BY STANDARD																											
Exterior Wall	17	CB STUCCO 50	1 SINGLE FAM - 100% - 2017													Heated Area: 2940													HX Base Yr 2017														
Roof Structure	03	GABLE/HIP 100																Tax Group: 6													Tax Dist:												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE													359,238												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													8,406												
Interior Floor	14	CARPET 60																TOTAL LAND VALUE - MARKET													50,000												
Interior Floor	08	SHT VINYL 40																TOTAL MARKET VALUE													417,644												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													166,553												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													251,091												
Bedrooms	4	100																TOTAL EXEMPTION VALUE													50,722												
Bathrooms	2.5	100																BASE TAXABLE VALUE													200,369												
Frame	03	MASONRY 100																TOTAL JUST VALUE													417,644												
Stories	2.	100	NCON VALUE													0																											
Units	0	100	INCOME VALUE																																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													391,577																											
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	1,300	100	2011	1,300	135,674																																						
FGR	420	55	2011	231	24,108																																						
FOP	30	30	2011	9	940																																						
FOP	320	30	2022	96	10,019																																						
FUS	1,640	100	2011	1,640	171,158																																						
TOTALS																		3,710 3,276 341,899																									
EXTRA FEATURES																		54513 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	758.00	SF	6.50	6.50	100	2011	2011	3	91	4,484																											
2	0810	CONCRETE A	0	100	0	0	622.00	SF	6.50	6.50	100	2018	2018	3	97	3,922																											
TOTAL OB/XF																		8,406																									
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	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 11/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																											

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