

LOT 5
IN OR 2142/775
TURNING LEAF PB 7/275

DARBY GLENN P & KAYNA F
54465 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025

34-2N-25-208T-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2009	1,792	192,629
FGR	400	55	2009	220	23,649
FOP	36	30	2009	11	1,182
FUS	921	100	2009	921	99,002
USP	180	30	2009	54	5,804
TOTALS	3,329			2,998	322,268

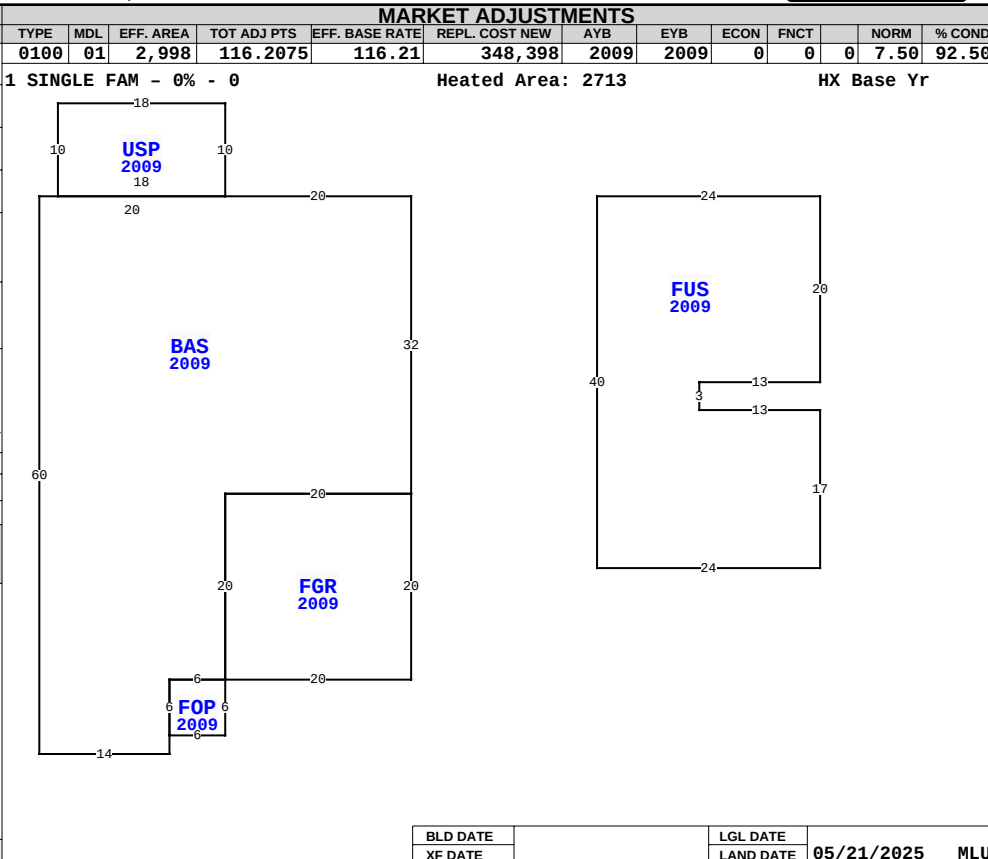
EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	0	0		896.00	SF 6.50	100	2009	2009	3	89	5,183	
2	0476	VF 6 SBPL	0	0	0	0		450.00	LF 32.00	100	2011	2011	3	78	11,232	
3	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2011	2011	3	78	234	

LAND DESCRIPTION

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	0	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 11/24/2020 BY KBA



54465 TURNING LEAF DR, CALLAHAN

TOTAL OB/XF																16,649
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Market: 0 Agricultural: 0 Common: 50,000

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,268
TOTAL MARKET OB/XF VALUE		16,649
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		388,917
SOH/AGL Deduction		22,472
ASSESSED VALUE		366,445
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		366,445
TOTAL JUST VALUE		388,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22592	CO ISSUED	0	02/12/2010
B22592	NEW CONSTR	221,826	06/01/2009
M14633	MECH OTHER	0	06/01/2009
P13815	OTHER	0	06/01/2009
R11939	REPAIR/RRF	2,400	06/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2142/0775	8/15/2017	WD Q	Q	I	01
GRANTOR: LIVELY CHRISTOPHER C					
GRANTEE: DARBY GLENN P & KAY					
1680/0603	5/07/2010	WD Q	Q	I	01
GRANTOR: MARONDA HOMES INC					
GRANTEE: LIVELY CHRISTOPHER					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 USP=[YR=2009] N10 W18 S10 E18\$ W20 S60 E14 N2 FOP=[YR=2009] E6 N6W6 S6\$ N6 E6 FGR=[YR=2009] E20 N20 W20 S20\$ N20 E20 N32\$ PTR=E20 FUS=[YR=2009] E24 S20 W13 S3 E13 S17 W24 N40\$ W20\$.