

LOT 12
IN OR 1794/298
TURNING LEAF PB 7/275

HERNANDEZ ERIC J & JESSICA HOLBROOK
54333 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0012-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	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	1,712	100	2011	1,712	183,058
FGR	616	55	2011	339	36,248
FOP	256	30	2011	77	8,234
FOP	300	30	2022	90	9,623
FUS	2,208	100	2011	2,208	236,094
TOTALS	5,092			4,426	473,257

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,369.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0866	POOL FIBER	0	100	30	15	450.00	SF	72.00	72.00	
5	0855	CONC PAVER	0	100	0	0	669.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	

REVIEW DATE 04/18/2024 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,426	114.3560	114.36	506,157	2011	2011	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2014 Heated Area: 3920 HX Base Yr 2014											

54333 TURNING LEAF DR, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						473,257					
TOTAL MARKET OB/XF VALUE						52,005					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						575,262					
SOH/AGL Deduction						246,990					
ASSESSED VALUE						328,272					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						277,550					
TOTAL JUST VALUE						575,262					
NCON VALUE						44,207					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						503,079					

BUILDING NOTES											
BUILDING DIMENSIONS											
FUS=[YR=2011;ORIG=10,0] S44 E28 N14 E12 S14 E14 N44 W54 \$											
BAS=[YR=2011;ORIG=0,0] W4 W43 W7 S22 E28 S18 E12 S4 E14 N44 \$											
FGR=[YR=2011;ORIG=-54,22] S22 E28 N22 W28 \$											
FOP=[YR=2022;ORIG=-4,0] N10 W30 S10 E30 \$											
FOP=[YR=2011;ORIG=-26,44] S8 E26 N8 W14 N4 W12 S4 \$											
PTR=[ORIG=0,0] E10 W10 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS