

LOT 13
IN OR 1749/1219
TURNING LEAF PB 7/275

LOPEZ JONATHON R & LYNDANA E
54313 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0013-0000



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 Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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	1,752	100	2011	1,752	185,615
FGR	440	55	2011	242	25,639
FOP	36	30	2011	11	1,165
FUS	960	100	2011	960	101,707
UOP	300	20	2013	60	6,357

TOTALS 3,488 3,025 320,483

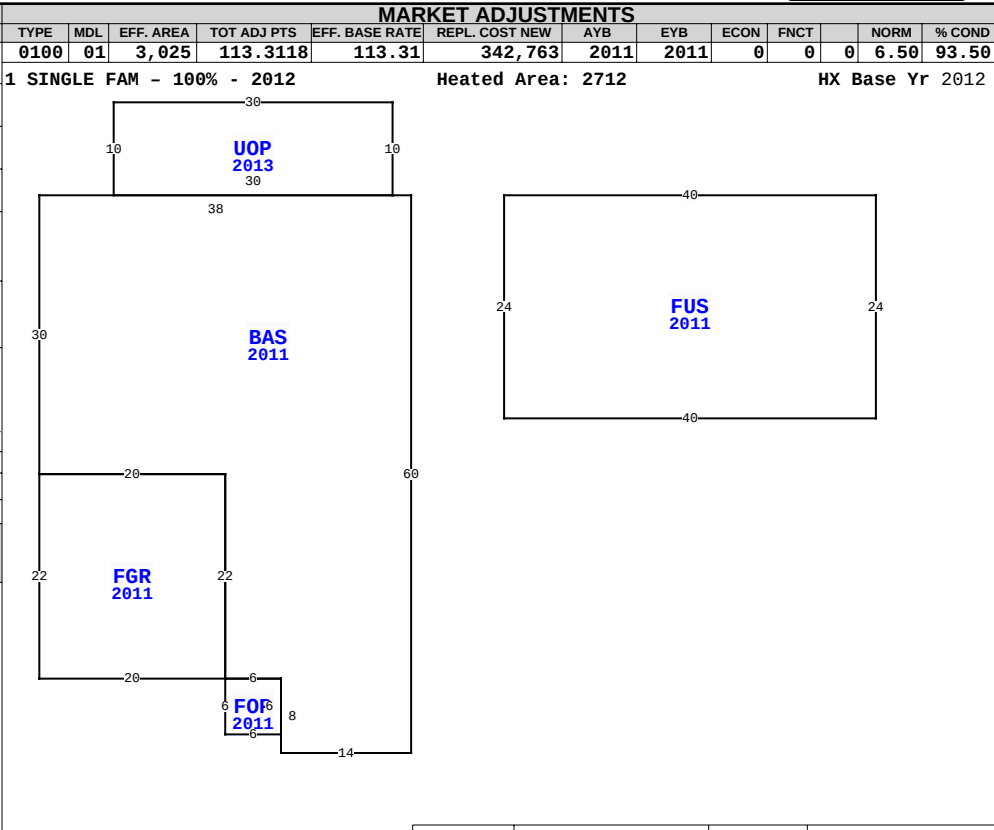
EXTRA FEATURES

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	100	0	0	797.00	SF	6.50	6.50	100	2011	2011	3	91	4,714	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2012	2012	3	81	4,355	
3	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2018	2018	3	84	33,201	
4	0855	CONC PAVER	0	100	0	0	847.00	SF	10.00	10.00	100	2018	2018	3	97	8,216	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

REVIEW DATE 12/07/2022 BY KW



54313 TURNING LEAF DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 50,762

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
1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		334,242
TOTAL MARKET OB/XF VALUE		50,762
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		435,004
SOH/AGL Deduction		159,154
ASSESSED VALUE		275,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,128
TOTAL JUST VALUE		435,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011031	GARAGE	18,857	07/20/2022
18007555	SWIM POOL	43,000	10/01/2018
C24513	CO ISSUED	0	07/21/2011
E23426	NEW CONSTR	0	04/01/2011
M16078	H/AC	0	04/01/2011
P14731	NEW CONSTR	0	04/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1749/1219	7/27/2011	WD	Q	I	01
GRANTOR: MARONDA HOMES INC					SALE PRICE
GRANTEE: LOPEZ JONATHON R &					177,600

BUILDING NOTES					

BUILDING DIMENSIONS					

BAS=[YR=2011] W2 UOP=[YR=2013] N10 W30 S10 E30\$ W38 S30
FGR=[YR=2011] S22 E20 N22 W20\$ E20 S22 FOP=[YR=2011] S6 E6
N6 W6\$ E6 S8 E14 N60\$ PTR=E10 FUS=[YR=2011] S24 E40 N24 W40\$ W10\$.

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