

CRAVEY DAVID
54295 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100
Stories Units1. 1. 100
 0 100
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8012.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE
BAS1,89310020101,893212,298
FGR36155201019922,317
FOP36302010111,233
USP200302017606,729

TOTALS2,4902,163242,577

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,163120.5890120.59260,83620102010007.0093.00

1 SINGLE FAM - 100% - 2020Heated Area: 1893HX Base Yr 2020

The diagram illustrates the land parcels and their respective market values. The main parcel is labeled 'BAS 2010' with dimensions 33x39x58x19. A smaller parcel at the top is labeled 'USP 2017' with dimensions 20x10x7. Another small parcel at the bottom left is labeled 'FGR 2010' with dimensions 19x14x6x5.

BLD DATELGL DATE
XF DATELAND DATE
INC DATEAG DATE

05/21/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VAUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

242,5779,71950,000302,29695,945206,35150,722155,629302,2960281,702

HX HB

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2278/10775/28/2019WDQI01224,900

GRANTOR:ADKINS TREVER C & EMI

GRANTEE:CRAVEY DAVID

2029/02392/17/2016WDAQI01175,000

GRANTOR:PRESGRAVES KENNETH W

GRANTEE:ADKINS TREVER CHASE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W7 USP=[YR=2017] N10 W20 S10 E20\$ W33 S39
FGR=[YR=2010] S19 E19 N5 FOP=[YR=2010] E6 N6 W6 S6\$ N14 W19\$
E19 S8 E6 S11 E15 N58\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UTUNITDTDPH % TOT UNIT ADJPRIADJ UNIT LANOTHER AND YEAR DENSDECL FRZ YR CONSRV

1000100CRESPUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES

54295 TURNING LEAF DR, CALLAHAN

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000705.00SF6.506.50100201020103904,124

20940SHEDS/POR010000112.00SF30.0030.00100201320133551,848

31242WD DECK A010000100.00SF10.0010.0010020132013355550

40810CONCRETE A010000507.00SF6.506.50100201920193973,197

TOTAL OB/XF9,719

REVIEW DATE11/30/2020BYKBATotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS