

LOT 16
IN OR 1749/178
TURNING LEAF PB 7/275

SWIGART ERIC H & JANICE H
54259 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025

34-2N-25-208T-0016-0000



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 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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
BAS	1,202	100
FGR	420	55
FOP	14	30
FUS	1,349	100
STR	44	10
USP	180	30
TOTALS	3,209	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,844	117.5760	117.58	334,398	2011	2011	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2012											
Heated Area: 2551						HX Base Yr 2012					
BLD DATE											
LGL DATE											
54259 TURNING LEAF DR, CALLAHAN 05/21/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	789.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	730.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
TOTAL OB/XF 11,600											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00
REVIEW DATE 03/16/2022 BY HS											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				312,662		
TOTAL MARKET OB/XF VALUE				11,600		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				374,262		
SOH/AGL Deduction				170,303		
ASSESSED VALUE				203,959		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				153,237		
TOTAL JUST VALUE				374,262		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				350,311		