LOT 18
IN OR 1772/591
TURNING LEAF PB 7/275

MOORE MICHELE
54221 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

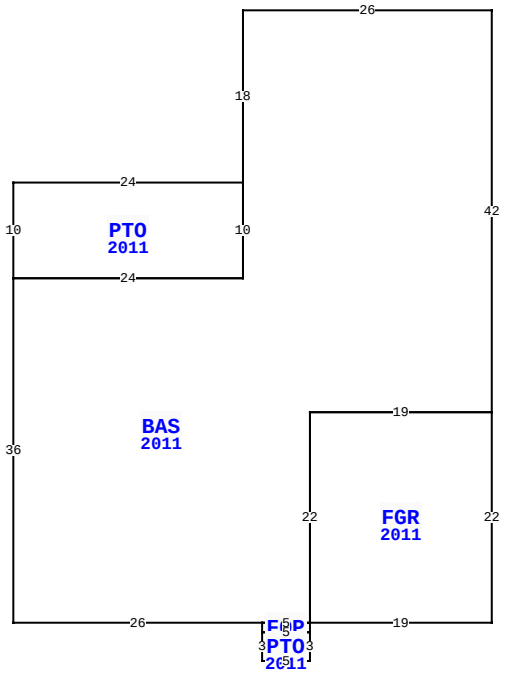
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2011	2,110	235,677
FGR	418	55	2011	230	25,690
FOP	5	30	2011	2	223
PTO	15	5	2011	1	111
PTO	240	5	2011	12	1,341
TOTALS	2,788			2,355	263,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,355	119.4620	119.46	281,328	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2110 HX Base Yr 2021



54221 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	883.00	SF	6.50	6.50	100	2011	2011	3	91	5,223	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,042
TOTAL MARKET OB/XF VALUE		5,223
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		318,265
SOH/AGL Deduction		86,628
ASSESSED VALUE		231,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,915
TOTAL JUST VALUE		318,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24937	CO ISSUED	0	11/09/2011
E23740	NEW CONSTR	0	08/01/2011
M16384	H/AC	0	07/01/2011
P1489	NEW CONSTR	0	07/01/2011
B24937	NEW CONSTR	235,332	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/0591	12/22/2011	WD	Q	I	01	158,000

GRANTOR: MARONDA HOMES INC OF

GRANTEE: MOORE MICHELE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W26 S18 PTO=[YR=2011] W24 S10 E24 N10$ S10 W24 S36 E26 FOP=[YR=2011] S1 PTO=[YR=2011] S3 E5 N3 W5 $ E5 N1 W5$ E5 FGR=[YR=2011] E19 N22 W19 S22$ N22 E19 N42$.

LAND DESCRIPTION

TOTAL OB/XF 5,223

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100	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 12/02/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS