

LOT 19
IN OR 2070/981
TURNING LEAF PB 7/275

CHAMBLESS RUSSELL L & RHONDA F
54203 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0019-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	2011	1,318	134,558
FGR	624	55	2011	343	35,018
FOP	18	30	2011	5	511
FSP	300	40	2013	120	12,251
FUS	1,644	100	2011	1,644	167,840
USP	320	30	2017	96	9,801

TOTALS 4,224 3,526 359,979

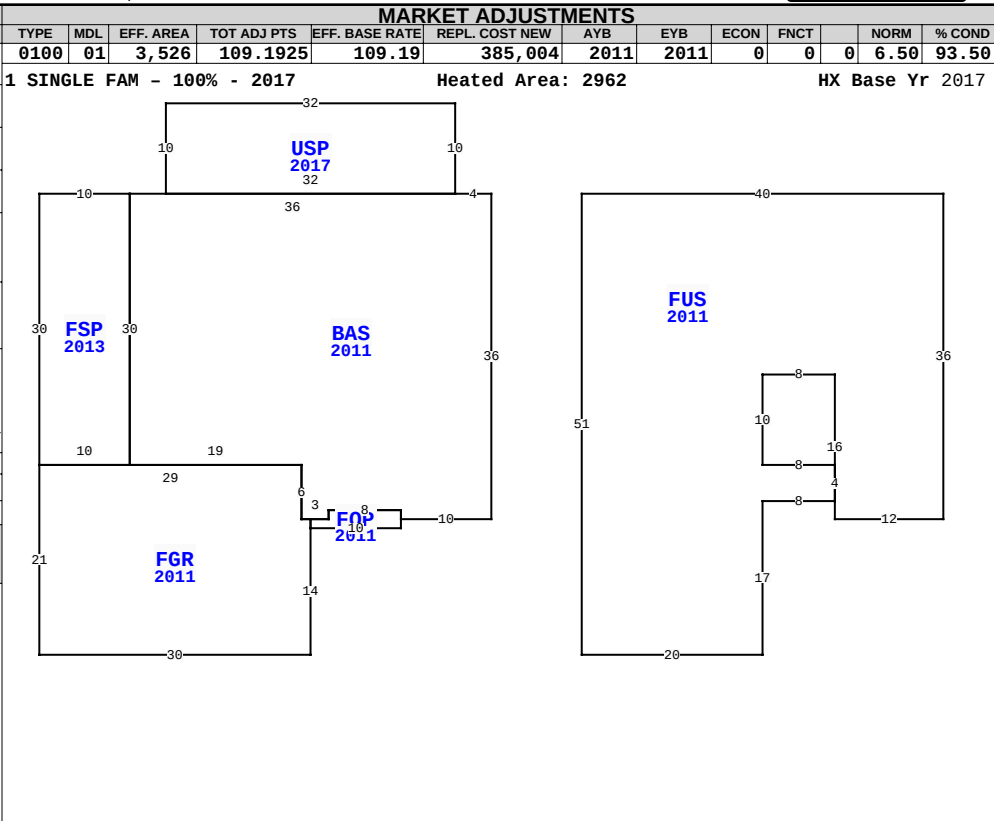
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,153.00	SF	5.20	5.20	100	2011	2011	3	91	5,456	
2	0476	VF 6 SBPL	0	100	0	0	431.00	LF	32.00	32.00	100	2011	2011	3	78	10,758	
3	0940	SHEDS/PORT	0	100	16	36	576.00	SF	30.00	30.00	100	2021	2021	3	90	15,552	

LAND DESCRIPTION

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

REVIEW DATE 03/16/2022 BY HS



54203 TURNING LEAF DR, CALLAHAN

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE 05/21/2025 MLU

TOTAL OB/XF 31,766

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LAND DESCRIPTION

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
3	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

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NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										359,979				
TOTAL MARKET OB/XF VALUE										31,766				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										441,745				
SOH/AGL Deduction										193,181				
ASSESSED VALUE										248,564				
TOTAL EXEMPTION VALUE										55,722				
BASE TAXABLE VALUE										192,842				
TOTAL JUST VALUE										441,745				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										416,565				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017294	XFOB	42,491	12/14/2021
B1327048	ADDITION	2,480	04/01/2013
C24597	CO ISSUED	0	07/28/2011
E23471	NEW CONSTR	0	05/01/2011
E23491	ELEC OTHER	0	05/01/2011
B24597	NEW CONSTR	332,686	04/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2070/0981	9/07/2016	WD	Q	I	01	216,000	
GRANTOR: LELEVIER JESSICA A &							
GRANTEE: CHAMBLESS RUSSELL L							
1749/1838	7/29/2011	WD	Q	I	01	195,900	
GRANTOR: MARONDA HOMES INC							
GRANTEE: GLOMB JESSICA A							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W4 USP=[YR=2017] N10 W32 S10 E32\$ W36
FSP=[YR=2013] W10 S30 FGR=[YR=2011] S21 E30 N14 FOP=[YR=2011]
E10 N2 W8 S1 W2 S1\$ N1 W1 N6 W29\$ E10 N30\$ S30 E19 S6 E3 N1
E8 S1 E10 N36\$ PTR=E10 FUS=[YR=2011] E40 S36 W12 N16 W8 S10
E8 S4 W8 S17 W20 N51\$ W10\$.

REVIEW DATE 03/16/2022 BY HS Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS