

LOT 24
IN OR 1763/1011
TURNING LEAF PB 7/275

FRANKLIN DAVID R & TERESA C
54041 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025

34-2N-25-208T-0024-0000



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	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	141,230
FGR	624	55	2011	343	36,755
FOP	18	30	2011	5	536
FSP	300	40	2011	120	12,858
FUS	1,644	100	2011	1,644	176,163
UOP	320	20	2017	64	6,858

TOTALS 4,224 3,494 374,400

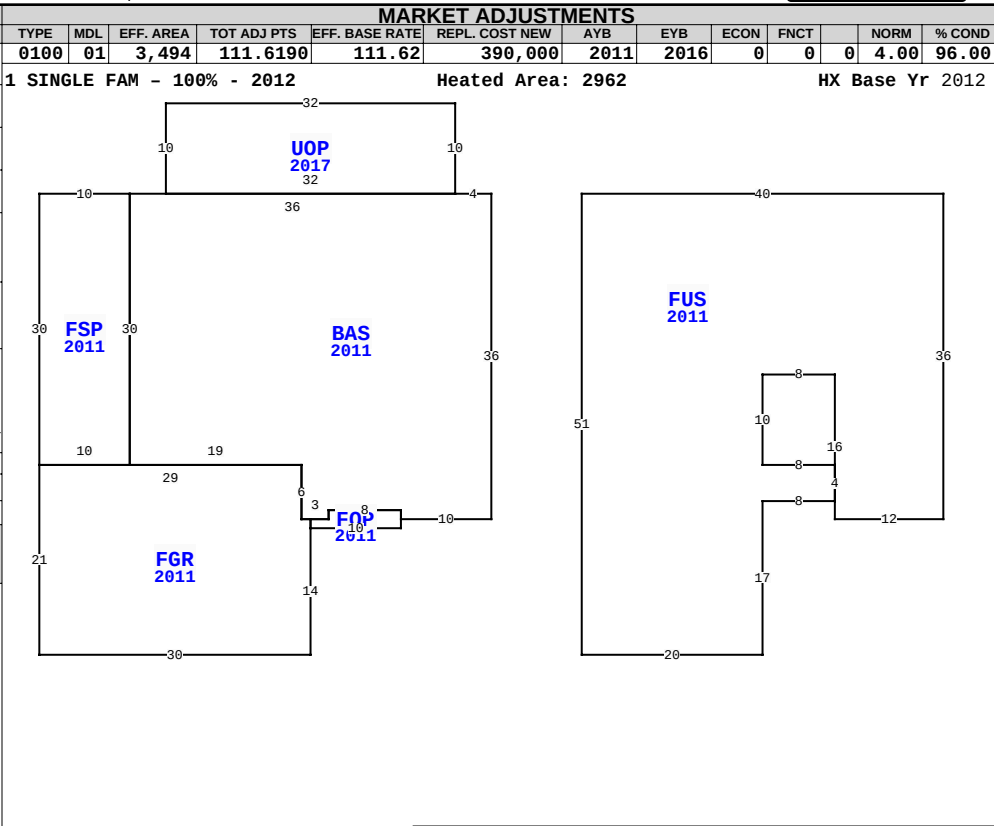
EXTRA FEATURES

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	1,193.00	SF	5.20	5.20	100	2011	2011	3	91	5,645	
2	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2013	2013	3	83	7,171	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
4	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	81	30,845	
5	0855	CONC PAVER	0	100	0	0	941.00	SF	10.00	10.00	100	2017	2017	3	96	9,034	
6	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2017	2017	3	96	1,186	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	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	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



54041 TURNING LEAF DR, CALLAHAN

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

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TOTAL OB/XF 54,130

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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							

Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY		6
Tax Group:	6	Tax Dist:
BUILDING MARKET VALUE		374,400
TOTAL MARKET OB/XF VALUE		54,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		478,530
SOH/AGL Deduction		218,721
ASSESSED VALUE		259,809
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		204,087
TOTAL JUST VALUE		478,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008434	REPAIR/RRF	27,500	06/28/2021
AP166172	SWIM POOL	30,000	01/11/2017
B1632494	ADDITION	0	06/10/2016
C24805	CO ISSUED	0	10/19/2011
E23719	NEW CONSTR	0	08/01/2011
E23718	ELEC OTHER	0	08/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I RSN CD SALE PRICE
1763/1011	10/26/2011	WD Q I 02	195,000
GRANTOR: MARONDA HOMES INC			
GRANTEE: FRANKLIN DAVID R &			

BUILDING NOTES			
BAS=[YR=2011] W4 UOP=[YR=2017] N10 W32 S10 E32\$ W36			
FSP=[YR=2011] 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\$.			

BUILDING DIMENSIONS			
BAS=[YR=2011] W4 UOP=[YR=2017] N10 W32 S10 E32\$ W36			
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