

VOGEL APRIL NICOLE
54022 TURNING LEAF DRIVE
CALLAHAN, FL 32011

34-2N-25-208T-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		16		WD FR STUC 100		0100		01		1,681		129.2600		129.26		217,286		2010		2010		0		0		7.00		93.00		VALUATION BY											
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2024								Heated Area: 1425												HX Base Yr 2024		STANDARD											
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6		Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE		202,076									
Interior Floo		13		LVT/LAMNT 70																										TOTAL MARKET OB/XF VALUE		5,364									
Interior Floo		14		CARPET 30																										TOTAL LAND VALUE - MARKET		50,000									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE		257,440									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction		89,500									
Bedrooms				3 100																										ASSESSED VALUE		167,940									
Bathrooms				2 100																										TOTAL EXEMPTION VALUE		HX HB 50,722									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE		117,218									
Stories		1.		1. 100																										TOTAL JUST VALUE		257,440									
Units				0 100																										NCON VALUE		0									
Occupancy		00		NONE 100																										INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE		238,433									
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8012.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,425		100		2010		1,425		171,302																															
FGR		420		55		2010		231		27,769																															
FOP		35		30		2010		10		1,202																															
PTO		300		5		2010		15		1,803																															
TOTALS		2,180						1,681		202,076																															
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		0810		CONCRETE A		0 100		0 0		917.00		SF		6.50		6.50		100		2010		2010		3		90		5,364													