

MOORE JASON ERIC JR & HANNAH CLAIRE  
54060 TURNING LEAF DRIVE  
CALLAHAN, FL 32011

**34-2N-25-208T-0032-0000**

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 70        |      |              |                      |
| Interior Floo    | 08               | SHT VINYL 30     |      |              |                      |
| 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              | 2,128            | 100              | 2010 | 2,128        | 236,416              |
| FGR              | 400              | 55               | 2010 | 220          | 24,441               |
| PTO              | 20               | 5                | 2010 | 1            | 111                  |
| USP              | 240              | 30               | 2010 | 72           | 7,999                |
| TOTALS           | 2,788            |                  |      | 2,421        | 268,968              |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100 | 01  | 2,421     | 119.4620    | 119.46         | 289,213        | 2010 | 2010 | 0    | 0    | 7.00 | 93.00  |

1 SINGLE FAM - 100% - 2021  
Heated Area: 2128  
HX Base Yr 2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| VALUATION BY              |  | STANDARD  |        |
|---------------------------|--|-----------|--------|
| Tax Group: 6              |  | Tax Dist: |        |
| BUILDING MARKET VALUE     |  | 268,968   |        |
| TOTAL MARKET OB/XF VALUE  |  | 4,171     |        |
| TOTAL LAND VALUE - MARKET |  | 50,000    |        |
| TOTAL MARKET VALUE        |  | 323,139   |        |
| SOH/AGL Deduction         |  | 87,659    |        |
| ASSESSED VALUE            |  | 235,480   |        |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 50,722 |
| BASE TAXABLE VALUE        |  | 184,758   |        |
| TOTAL JUST VALUE          |  | 323,139   |        |
| NCON VALUE                |  | 0         |        |
| INCOME VALUE              |  |           |        |
| PREVIOUS YEAR MKT VALUE   |  | 301,117   |        |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2391/1483         | 9/03/2020 | WD Q      | I   | 01  |        | 244,000    |

GRANTOR: SCHUMACHER AMANDA M &  
GRANTEE: MOORE JASON ERIC JR  
1718/1520 12/30/2010 WD Q I 02 164,800  
GRANTOR: MARONDA HOMES INC  
GRANTEE: SCHUMACHER AMANDA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W26 S18 USP=[YR=2010] W24 S10 E24 N10\$ S10 W24 S36 E25 PTO=[YR=2010] S4 E5 N4 W5\$ E5 FGR=[YR=2010] E20 N20 W20 S20\$ N20 E20 N44\$.

EXTRA FEATURES

54060 TURNING LEAF DR, CALLAHAN

| 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     |    | 713.00 SF | 6.50           | 100       | 2010    | 2010        | 3 | 90     | 4,171           |       |

LAND DESCRIPTION

TOTAL OB/XF 4,171

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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

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