

COLLINS THOMAS D & APRIL L
54326 TURNING LEAF DR
CALLAHAN, FL 32011

2025



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		17		CB STUCCO 100		0100		01		2,383		119.4620		119.46		284,673		2011		2011		0		0		6.50		93.50		VALUATION BY													
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2013								Heated Area: 2005												HX Base Yr 2013		STANDARD													
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE		266,169											
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE		5,087											
Interior Floor		14		CARPET 60																										TOTAL LAND VALUE - MARKET		50,000											
Interior Floor		08		SHT VINYL 40																										TOTAL MARKET VALUE		321,256											
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		161,372											
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		159,884											
Bedrooms				4 100																										TOTAL EXEMPTION VALUE		HX HB 50,722											
Bathrooms				2 100																										BASE TAXABLE VALUE		109,162											
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		321,256											
Stories		1.		1. 100																										NCON VALUE		0											
Units		0		0 100																										INCOME VALUE													
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		288,588											