LOT 40
IN OR 1772/1196
TURNING LEAF PB 7/275

PETTYJOHN ROSANNA M
54350 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
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		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

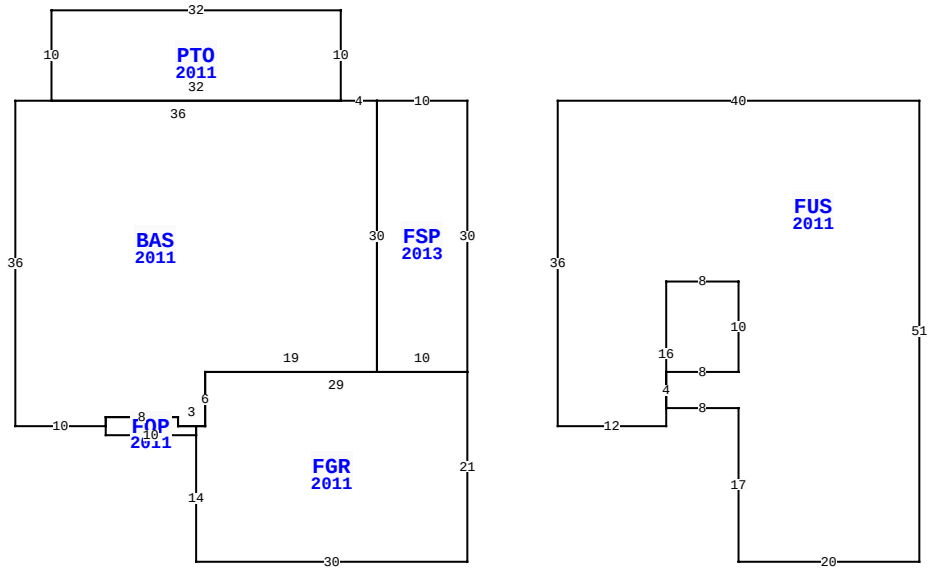
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	2011	1,318	137,553
FGR	624	55	2011	343	35,797
FOP	18	30	2011	5	522
FSP	300	40	2013	120	12,523
FUS	1,644	100	2011	1,644	171,575
PTO	320	5	2011	16	1,670
TOTALS	4,224			3,446	359,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,446	111.6190	111.62	384,643	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2012 Heated Area: 2962 HX Base Yr 2012



54350 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,641
TOTAL MARKET OB/XF VALUE		17,304
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		426,945
SOH/AGL Deduction		209,772
ASSESSED VALUE		217,173
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		161,451
TOTAL JUST VALUE		426,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25048	CO ISSUED	0	12/19/2011
E23835	ELEC OTHER	0	09/01/2011
P14952	NEW CONSTR	0	09/01/2011
E23742	NEW CONSTR	0	08/01/2011
M16470	H/AC	0	08/01/2011
B25048	NEW CONSTR	332,686	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/1196	12/21/2011	WD	Q	I	01	196,500

GRANTOR: MARONDA HOMES INC OF
GRANTEE: PETTYJOHN SHAWN M &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W10 BAS=[YR=2011] W4 PTO=[YR=2011] N10 W32 S10 E32$ W36 S36 E10 FOP=[YR=2011] S1 E10 FGR=[YR=2011] S14 E30 N21 W29 S6 W1 S1$ N1 W2 N1 W8 S1$ N1 E8 S1 E3 N6 E19 N30$ S30 E10 N30$ PTR=E10 FUS=[YR=2011] S36 E12 N16 E8 S10 W8 S4 E8 S17 E20 N51 W40$ W10$.

EXTRA FEATURES

LN	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	1,311.00	SF	5.20	5.20	100	2011	2011	3	91	6,204	
2	0476	VF 6 SBPL	0	100	0	0	369.00	LF	32.00	32.00	100	2019	2019	3	94	11,100	

LAND DESCRIPTION

TOTAL OB/XF 17,304

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 12/03/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS