

PARSONS MICHELLE D & SAMUEL L
54416 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0042-0000

[illegible]

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											
																				VALUATION BY					STANDARD						
																				Tax Group: 6					Tax Dist:						
																				BUILDING MARKET VALUE					434,066						
																				TOTAL MARKET OB/XF VALUE					49,620						
																				TOTAL LAND VALUE - MARKET					50,000						
																				TOTAL MARKET VALUE					533,686						
																				SOH/AGL Deduction					220,457						
																				ASSESSED VALUE					313,229						
																				TOTAL EXEMPTION VALUE					HX HB		50,722				
																				BASE TAXABLE VALUE					262,507						
																				TOTAL JUST VALUE					533,686						
																				NCON VALUE					0						
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE					506,430						
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																										
TOTALS																															
EXTRA FEATURES																				BLD DATE						LGL DATE		05/21/2025		MLU	
																				XF DATE						LAND DATE					
																				INC DATE						AG DATE					
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															
11	0911	SCRN RM A	0100	0	0	600.00	SF	17.50	17.50	100	2015	2015	3	65	6,825																