

HUDSON THOMAS S & AMANDA L
54446 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0043-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1703CB STUCCO 100
GABLE/HIP 100

Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

030514110304COMP SHNGL 100
DRYWALL 100
CARPET 60
CLAY TILE 40
CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02 WOOD FRAME 100

Stories
Units
Occupancy

1.
0 100
00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8012.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,14810020112,148251,690
FGR38055201120924,490
FOP152302011465,390
PTO24052011121,406

TOTALS

2,9202,415282,976

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0100001,020.00SF5.205.20100201120113914,827
20861POOL GUNIT010000462.00SF85.0085.001002014201437127,882
30855CONC PAVER010000570.00SF10.0010.00100201420143945,358
40476VF 6 SBPL010000360.00LF32.0032.00100201420143859,792

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNITTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE

12/03/2020BY KBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010012,415125.3224125.32302,64820112011006.5093.50

1 SINGLE FAM - 100% - 2013Heated Area: 2148HX Base Yr 2013

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE282,976
TOTAL MARKET OB/XF VALUE47,859
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE380,835
SOH/AGL Deduction177,529
ASSESSED VALUE203,306
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE152,584
TOTAL JUST VALUE380,835
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE360,048

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1808/18588/10/2012WDQI01183,600

GRANTOR: MARONDA HOMES INC OF
GRANTEE: HUDSON THOMAS S & A

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W24 BAS=[YR=2011] N18 W26 S44 FGR=[YR=2011] S20 E19 FOP=[YR=2011] S8 E19 N8 W19\$ N20 W19\$ E19 S20 E31 N36 W24 N10\$ S10 E24 N10\$.