

LOT 46
TURNING LEAF PB 7/275

FORD JEREMY & SUMMER
54492 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025

34-2N-25-208T-0046-0000



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	PAGE 1 of 1 6																	
Exterior Wall	16	WD FR STUC 50	0100	01	4,178	113.7488	113.75	475,248	2008	2008	0	0	0	8.00	92.00	VALUATION SUMMARY																	
Exterior Wall	17	CB STUCCO 50	1 SINGLE FAM - 100% - 2024														Heated Area: 3720																
Roof Structure	03	GABLE/HIP 100															HX Base Yr 2024																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 70																															
Interior Floo	11	CLAY TILE 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	6	100																															
Bathrooms	4.5	100																															
Frame	03	MASONRY 100																															
Stories	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	1,684	100	2008	1,684	176,231																												
FGR	644	55	2008	354	37,047																												
FOP	48	30	2008	14	1,466																												
FUS	2,036	100	2008	2,036	213,067																												
USP	300	30	2009	90	9,419																												
TOTALS			4,712		4,178	437,228																											
EXTRA FEATURES						54492 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	0812	CONCRETE C	0	100	0	0	1,132.00	SF	4.00	4.00	100	2008	2008	3	88	3,985																	
2	0940	SHEDS/PORT	0	100	24	11	264.00	SF	30.00	30.00	100	2008	2008	3	31	2,455																	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2011	2011	3	60	20,655																	
4	0855	CONC PAVER	0	100	0	0	1,308.00	SF	10.00	10.00	100	2011	2011	3	91	11,903																	
5	0476	VF 6 SBPL	0	100	0	0	219.00	LF	32.00	32.00	100	2011	2011	3	78	5,466																	
6	0810	CONCRETE A	0	100	0	0	604.00	SF	6.50	6.50	100	2019	2019	3	97	3,808																	
TOTAL OB/XF 48,272																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																
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																																	

USP 2009

BAS 2008

FOP 2008

FGR 2008

FUS 2008

27

18

14

13

43

52

43

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1036	3/10/2023	WD	Q	I	01	535,000

GRANTOR: DAVIS DAVID W & JAMZE

GRANTEE: FORD JEREMY & SUMME

1587/1664 10/02/2008 WD Q I 297,600

GRANTOR: MARONDA HOMES INC

GRANTEE: DAVIS DAVID W & JAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 USP=[YR=2009] N10 W30 S10 E30 \$ W34 S44 E14 FOP=[YR=2008] E12 FGR=[YR=2008] E28 N23 W28 S23 \$ N4 W12 S4 \$ N4 E12 N19 E28 N21 \$ PTR= E30 FUS=[YR=2008] E27 S18 E8 N4 E4 N14 E13 S43 W52 N43 \$ W30 \$.