LOT 48
TURNING LEAF PB 7/275

SMITH TROY V & MINDY MARIE
54542 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2025

34-2N-25-208T-0048-0000

BUILDING CHARACTERISTICS

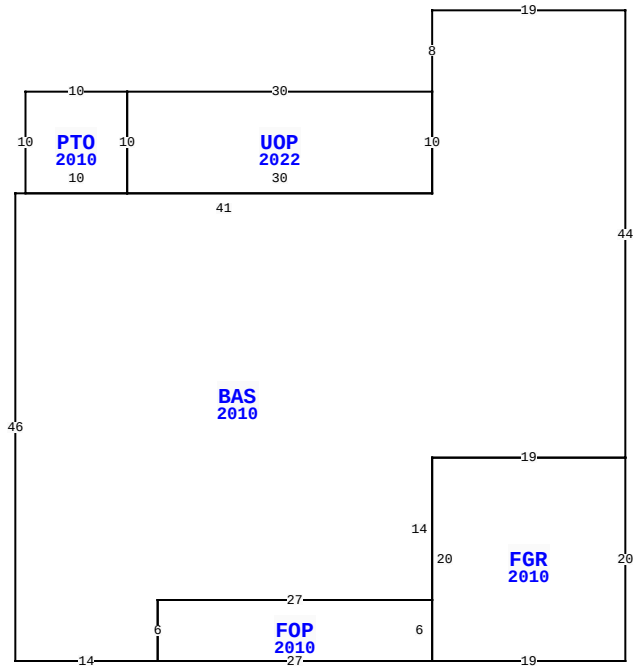
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,560	100	2010	2,560	272,816
FGR	380	55	2010	209	22,273
FOP	162	30	2010	49	5,222
PTO	100	5	2010	5	533
UOP	300	20	2022	60	6,394
TOTALS	3,502			2,883	307,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,883	114.5860	114.59	330,363	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2011 Heated Area: 2560 HX Base Yr 2011



54542 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		325,518
TOTAL MARKET OB/XF VALUE		29,984
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		405,502
SOH/AGL Deduction		169,402
ASSESSED VALUE		236,100
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,378
TOTAL JUST VALUE		405,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016757	ADDITION	300	12/03/2021
1700922	GARAGE	37,489	03/01/2017
B1327780	SWIM POOL	26,412	10/01/2013
C23278	CO ISSUED	0	06/08/2010
B23278	NEW CONSTR	345,929	02/01/2010
E22438	ELEC OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0055	10/15/2019	QC	U	I	11	100
GRANTOR: SMITH TROY V & MINDY						
GRANTEE: SMITH TROY V & MIND						
1691/0870	6/22/2010	WD	Q	I	01	191,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: SMITH TROY V & MIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W19 S8 S10 W41 S46 E14 N6 E27 N14 E19 N44 $
FGR=[YR=2010;ORIG=-19,64] E19 N20 W19 S20 $
UOP=[YR=2022;ORIG=-19,8] W30 S10 E30 N10 $
FOP=[YR=2010;ORIG=-46,64] E27 N6 W27 S6 $
PTO=[YR=2010;ORIG=-49,8] W10 S10 E10 N10 $
.

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	0810	CONCRETE A	0	100	0	0	707.00	SF	6.50	6.50	100	2010	2010	3	90	4,136	
2	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2013	2013	3	68	19,421	
3	0855	CONC PAVER	0	100	0	0	508.00	SF	7.00	7.00	100	2013	2013	3	93	3,307	
4	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	2017	2017	3	96	3,120	

LAND DESCRIPTION

TOTAL OB/XF 29,984

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 12/08/2022 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

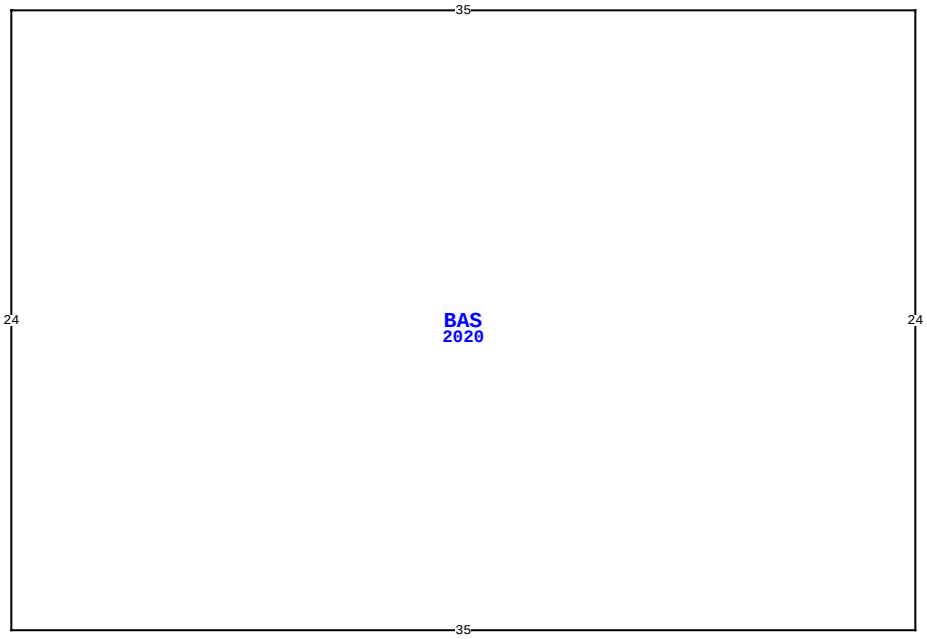
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2020	840	18,280
TOTALS	840			840	18,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	23.40	19,656	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2011 Heated Area: 840 HX Base Yr 2011



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TOTAL JUST VALUE		405,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14153	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: MARONDA HOMES INC						
GRANTEE: SMITH TROY V & MIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S24 E35 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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