LOT 50
TURNING LEAF PB 7/275

DIAZ DAVID L
54576 TURNING LEAF DR
CALLAHAN, FL 32011

2025

34-2N-25-208T-0050-0000

BUILDING CHARACTERISTICS

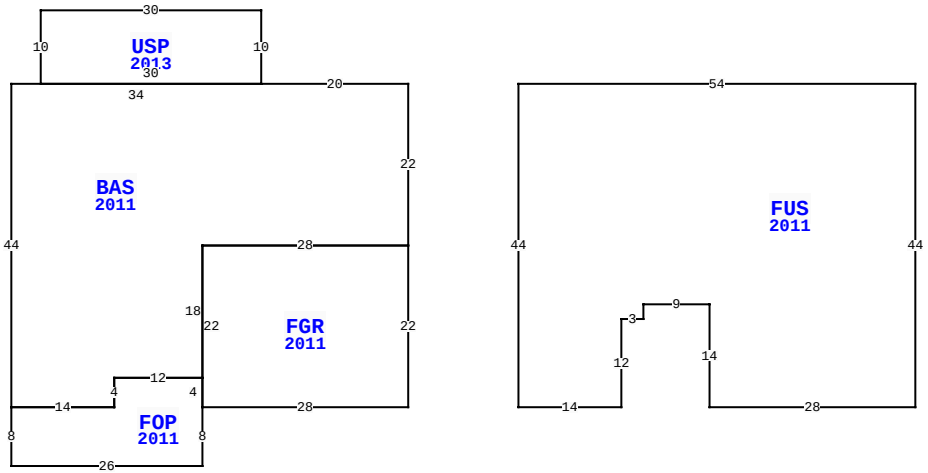
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
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	1,712	100	2011	1,712	172,525
FGR	616	55	2011	339	34,162
FOP	256	30	2011	77	7,760
FUS	2,214	100	2011	2,214	223,114
USP	300	30	2013	90	9,070
TOTALS	5,098			4,432	446,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,432	107.7780	107.78	477,681	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2012 Heated Area: 3926 HX Base Yr 2012



54576 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		446,632
TOTAL MARKET OB/XF VALUE		37,453
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		534,085
SOH/AGL Deduction		266,826
ASSESSED VALUE		267,259
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		211,537
TOTAL JUST VALUE		534,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003742	ADDITION	2,500	04/15/2019
19000967	SWIM POOL	34,000	02/01/2019
C24113	CO ISSUED	0	03/10/2011
B24490	ADDITION	5,859	03/01/2011
E23129	ELEC OTHER	0	12/01/2010
M15802	H/AC	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1609	5/20/2025	QC	U	I	11	100
GRANTOR: DIAZ DAVID L & PAMELA						
GRANTEE: DIAZ DAVID L						
1739/0109	5/13/2011	WD	Q	I	01	232,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: DIAZ DAVID L & PAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W20 USP=[YR=2013] N10 W30 S10 E30$ W34 S44 FOP=[YR=2011] S8 E26 N8 FGR=[YR=2011] E28 N22 W28 S22 $ N4 W12 S4 W14$ E14 N4 E12 N18 E28N22$ PTR=E15 FUS=[YR=2011] E54 S44 W28 N14 W9 S2 W3 S12 W14 N44$ W15$.

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	1,287.00	SF	5.20	5.20	100	2011	2011	3	91	6,090	
2	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2019	2019	3	87	21,150	
3	0855	CONC PAVER	0	100	0	0	254.00	SF	10.00	10.00	100	2019	2019	3	97	2,464	
4	0911	SCRN RM A	0	100	0	0	540.00	SF	17.50	17.50	100	2019	2019	3	82	7,749	

LAND DESCRIPTION

TOTAL OB/XF 37,453

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 11/23/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS