



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												
Exterior Wall	17	CB STUCCO 100	0100	01	3,009	116.6974	122.53	368,693	2011	2011	0	0	0	7.00	93.00	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023 Heated Area: 2522 HX Base Yr 2023														VALUATION SUMMARY											
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 342,884											
Interior Floor	13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE 0											
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET 50,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 392,884											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 16,886											
Bedrooms		4 100															ASSESSED VALUE 375,998											
Bathrooms		2 100															TOTAL EXEMPTION VALUE HX HB VX 56,411											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 319,587											
Stories	1.	1. 100															TOTAL JUST VALUE 392,884											
Units	00	0 100															NCON VALUE 0											
Occupancy	00	NONE 100															INCOME VALUE											
Quality		06	Quality Level 06													PREVIOUS YEAR MKT VALUE 384,151												
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	2,522	100	2011	2,522	287,390																							
FGR	418	55	2011	230	26,209																							
FOP	162	30	2011	49	5,584																							
UOP	72	20	2018	14	1,595																							
USP	648	30	2018	194	22,107																							
TOTALS		3,822			3,009	342,884																						
EXTRA FEATURES							54593 TURNING LEAF DR, CALLAHAN										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													