

WILLIAMSON KENT C & TONYA L
54435 TURNING LEAF DRIVE
CALLAHAN, FL 32011

34-2N-25-208T-0006-0000

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		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0100		01		2,889		113.5050		119.18		344,311		2010		2010		0		0		7.50		92.50		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM		100% - 2011						Heated Area: 2541														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 6									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floor		14		CARPET 70																										BUILDING MARKET VALUE									
Interior Floor		08		SHT VINYL 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										6,054									
Heating Type		04		AIR DUCTED 100																										TOTAL LAND VALUE - MARKET									
Bedrooms				4 100																										374,542									
Bathrooms				2 100																										SOH/AGL Deduction									
Frame		02		WOOD FRAME 100																										174,648									
Stories		1.		1. 100																										ASSESSED VALUE									
Units		00		0 100																										199,894									
Occupancy		00		NONE 100																										TOTAL EXEMPTION VALUE									
																														HX HB									
																														51,411									
																														BASE TAXABLE VALUE									
																														148,483									
																														TOTAL JUST VALUE									
																														374,542									
																														NCON VALUE									
																														0									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									
																														372,995									
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		2,541		100		2010		2,541		280,123																													
FGR		399		55		2010		219		24,143																													
FOP		162		30		2010		49		5,402																													
UOP		400		20		2013		80		8,819																													
TOTALS		3,502						2,889		318,488																													
EXTRA FEATURES																																							