LOT 7
TURNING LEAF PB 7/275

MILLER JACOB R
54413 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2026

34-2N-25-208T-0007-0000

BUILDING CHARACTERISTICS

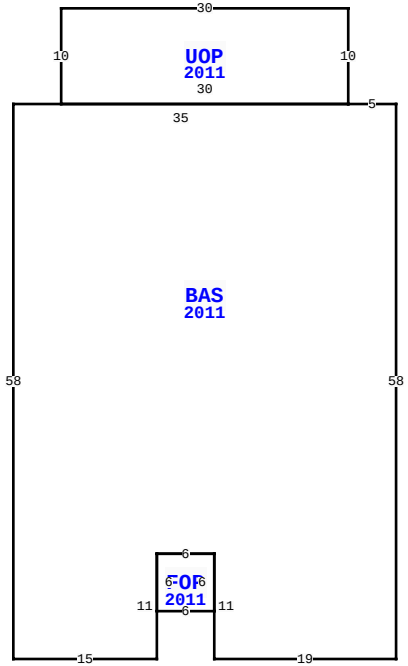
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,254	100	2011	2,254	265,423
FOP	36	30	2011	11	1,295
UOP	300	20	2011	60	7,065
TOTALS	2,590			2,325	273,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	120.5890	126.62	294,392	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2023 Heated Area: 2254 HX Base Yr 2023



54413 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 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	273,785
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	323,785
SOH/AGL Deduction	84,646
ASSESSED VALUE	239,139
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	187,728
TOTAL JUST VALUE	323,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24733	CO ISSUED	0	08/24/2011
P14805	NEW CONSTR	0	06/01/2011
M16228	H/AC	0	05/01/2011
B24733	NEW CONSTR	212,476	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/0171	2/11/2022	WD	Q	I	01	341,000
GRANTOR: SHIPLEY CHRISTOPHER J						
GRANTEE: MILLER JACOB R						
1756/0849	9/13/2011	WD	Q	I	01	153,000
GRANTOR: MARONDA HOMES INC						
GRANTEE: SHIPLEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W5 W35 S58 E15 N11 E6 S11 E19 N58 $
UOP=[YR=2011;ORIG=-5,0] N10 W30 S10 E30 $
FOP=[YR=2011;ORIG=-19,53] N6 W6 S6 E6 $
.

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
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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS