LOT 11
TURNING LEAF PB 7/275

HARRIS ARCHIE & VALERIE E
54353 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2026

34-2N-25-208T-0011-0000

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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

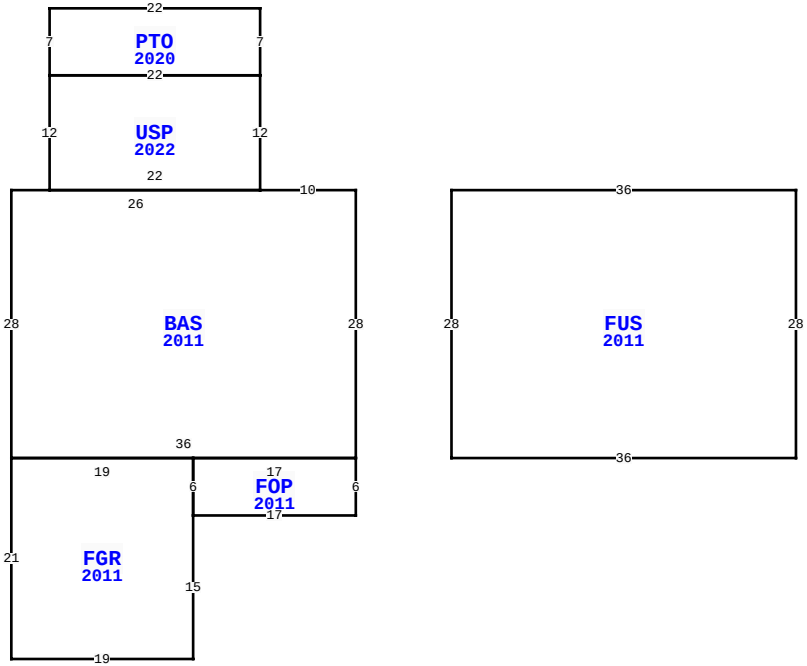
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2011	1,008	126,132
FGR	399	55	2011	219	27,403
FOP	102	30	2011	31	3,879
FUS	1,008	100	2011	1,008	126,132
PTO	154	5	2020	8	1,001
USP	264	30	2022	79	9,885
TOTALS	2,935			2,353	294,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,353	128.1399	134.55	316,596	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2022 Heated Area: 2016 HX Base Yr 2022



54353 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,038
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		381,038
SOH/AGL Deduction		8,451
ASSESSED VALUE		372,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,176
TOTAL JUST VALUE		381,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007438	GARAGE	98,802	05/12/2022
C24500	CO ISSUED	0	07/28/2011
E23430	ELEC OTHER	0	05/01/2011
P14715	NEW CONSTR	0	04/01/2011
B24500	NEW CONSTR	223,887	03/01/2011
M16029	H/AC	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0158	10/29/2021	WD	Q	I	01	349,900
GRANTOR: HAMMOND ADAM J & MORG						
GRANTEE: HARRIS ARCHIE & VAL						
2404/1686	10/30/2020	WD	Q	I	01	285,000
GRANTOR: BROWN LEE D & LAURALE						
GRANTEE: HAMMOND ADAM J & MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W10 W26 S28 E36 N28 $
FUS=[YR=2011;ORIG=10,0] S28 E36 N28 W36 $
FGR=[YR=2011;ORIG=-36,28] S21 E19 N15 N6 W19 $
USP=[YR=2022;ORIG=-10,0] N12 W22 S12 E22 $
PTO=[YR=2020;ORIG=-10,-12] N7 W22 S7 E22 $
FOP=[YR=2011;ORIG=-17,34] E17 N6 W17 S6 $
PTR=[ORIG=0,0] E10 W10 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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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

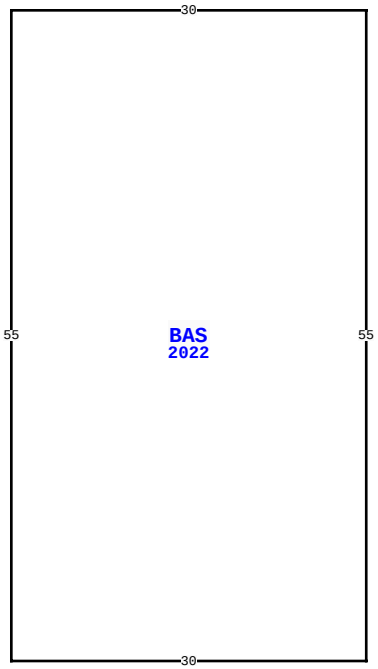
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2022	1,650	36,604
TOTALS	1,650			1,650	36,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	22.87	37,736	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2022 Heated Area: 1650 HX Base Yr 2022



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GRANTEE: HARRIS ARCHIE & VAL						
2404/1686	10/30/2020	WD	Q	I	01	285,000
GRANTOR: BROWN LEE D & LAURALE						
GRANTEE: HAMMOND ADAM J & MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S55 E30 N55$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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