LOT 14
TURNING LEAF PB 7/275

CRAVEY DAVID
54295 TURNING LEAF DRIVE
CALLAHAN, FL 32011

**2026**

**34-2N-25-208T-0014-0000**

## BUILDING CHARACTERISTICS

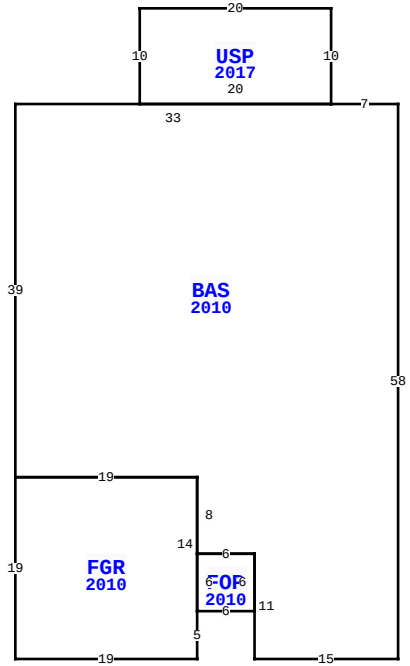
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,893 | 100 | 2010 | 1,893 | 221,715 |
| FGR | 361 | 55 | 2010 | 199 | 23,307 |
| FOP | 36 | 30 | 2010 | 11 | 1,289 |
| USP | 200 | 30 | 2017 | 60 | 7,027 |
| TOTALS | 2,490 | | | 2,163 | 253,338 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,163 | 120.5890 | 126.62 | 273,879 | 2010 | 2010 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 1893 HX Base Yr 2020




54295 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 | 253,338 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 303,338 |
| SOH/AGL Deduction | 93,053 |
| ASSESSED VALUE | 210,285 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 158,874 |
| TOTAL JUST VALUE | 303,338 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 302,296 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23890 | CO ISSUED | 0 | 11/15/2010 |
| E22894 | NEW CONSTR | 0 | 09/01/2010 |
| E22959 | ELEC OTHER | 0 | 09/01/2010 |
| M15614 | H/AC | 0 | 09/01/2010 |
| P14429 | NEW CONSTR | 0 | 09/01/2010 |
| B23890 | NEW CONSTR | 202,326 | 08/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2278/1077 | 5/28/2019 | WD | Q | I | 01 | 224,900 |
| GRANTOR: ADKINS TREVER C & EMI | | | | | | |
| GRANTEE: CRAVEY DAVID | | | | | | |
| 2029/0239 | 2/17/2016 | WD | Q | I | 01 | 175,000 |
| GRANTOR: PRESGRAVES KENNETH W | | | | | | |
| GRANTEE: ADKINS TREVER CHASE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W7 USP=[YR=2017] N10 W20 S10 E20$ W33 S39
FGR=[YR=2010] S19 E19 N5 FOP=[YR=2010] E6 N6 W6 S6$ N14 W19$
E19 S8 E6 S11 E15 N58$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
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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