LOT 15
IN OR 1749/198
TURNING LEAF PB 7/275

DAKE WADE A & KATHLEEN M
54277 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2026

34-2N-25-208T-0015-0000

BUILDING CHARACTERISTICS

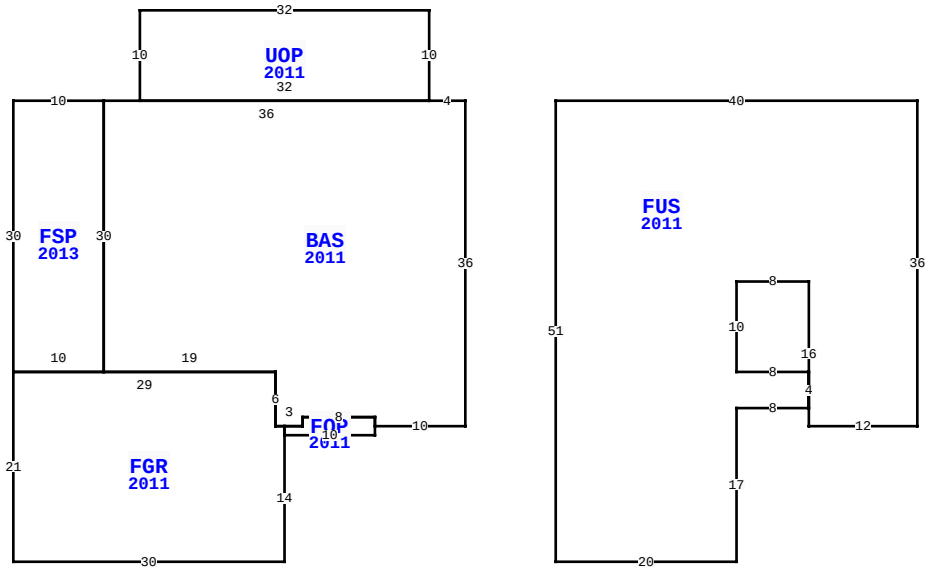
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	1,318	100	2011	1,318	143,657
FGR	624	55	2011	343	37,386
FOP	18	30	2011	5	545
FSP	300	40	2013	120	13,080
FUS	1,644	100	2011	1,644	179,190
UOP	320	20	2011	64	6,976
TOTALS	4,224			3,494	380,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,494	111.6190	117.20	409,497	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2012 Heated Area: 2962 HX Base Yr 2012



54277 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		380,832
TOTAL MARKET OB/XF VALUE		3,978
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		434,810
SOH/AGL Deduction		205,053
ASSESSED VALUE		229,757
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		173,346
TOTAL JUST VALUE		434,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530970	CARPORT	14,042	08/01/2015
B1124501	CO ISSUED	0	06/24/2011
B24501	NEW CONSTR	332,686	03/01/2011
M16028	H/AC	0	03/01/2011
P14706	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0198	7/25/2011	WD	Q	I	02	195,100

GRANTOR: MARONDA HOMES INC

GRANTEE: DAKE WADE A & KATHL

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2011;ORIG=10,0] E40 S36 W12 N16 W8 S10 E8 S4 W8 S17 W20 N51 $
BAS=[YR=2011;ORIG=0,0] W4 W36 S30 E19 S6 E3 N1 E8 S1 E10 N36 $
FGR=[YR=2011;ORIG=-50,30] S21 E30 N14 N1 W1 N6 W29 $
UOP=[YR=2011;ORIG=-4,0] N10 W32 S10 E32 $
FSP=[YR=2013;ORIG=-40,0] W10 S30 E10 N30 $
FOP=[YR=2011;ORIG=-20,37] E10 N2 W8 S1 W2 S1 $
PTR=[ORIG=0,0] E10 W10 $
.

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
5	0351	CARPORT MT	0	100	34	18	612.00	SF	10.00	10.00	100	2025	2016	03	65	3,978	

TOTAL OB/XF 3,978

LAND DESCRIPTION

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