

MILLER GERALD L & TIFFANY N
54239 TURNING LEAF DR
CALLAHAN, FL 32011

34-2N-25-208T-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCD

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 Floor

08

SHT VINYL 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

2.5

100

Frame Stories

02

WOOD FRAME 100

Units

2.

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

1,300

100

2011

1,300

141,695

FGR

630

55

2011

346

37,712

FOP

30

30

2011

9

981

FSP

300

40

2011

120

13,080

FUS

1,640

100

2011

1,640

178,753

UOP

320

20

2011

64

6,976

TOTALS

4,220

3,479

379,197

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

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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,479

111.6190

117.20

407,739

2011

2011

0

0

0

7.00

93.00

1 SINGLE FAM

100% - 2016

Heated Area: 2940

HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/21/2025

MLU

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

379,197

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

429,197

SOH/AGL Deduction

257,805

ASSESSED VALUE

171,392

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

119,981

TOTAL JUST VALUE

429,197

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

437,035

PERMIT NUM

DESCRIPTION

AMT

ISSUED

C24757

CO ISSUED

0

09/22/2011

M16379

H/AC

0

07/01/2011

E23622

ELEC OTHER

0

07/01/2011

P1114822

PLUMBING

0

06/01/2011

B24757

NEW CONSTR

332,686

05/01/2011

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1993/0449

10/12/2014

WD

Q

I

02

204,800

GRANTOR:BIAS BRYAN ANTHONY &

GRANTEE:MILLER GERALD L & T

1879/1793

9/09/2013

SW

Q

I

01

200,900

GRANTOR:MARONDA HOMES INC OF

GRANTEE:BIAS BRYAN ANTHONY

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2011;ORIG=10,0] E40 S36 W10 N2 W10 N4 E8 N10 W8 S10 S21 W20 N51 \$

BAS=[YR=2011;ORIG=0,0] W4 W36 S30 E20 S4 E10 S2 E10 N36 \$

FGR=[YR=2011;ORIG=-50,30] S21 E30 N14 N7 W30 \$

UOP=[YR=2011;ORIG=-4,0] N10 W32 S10 E32 \$

FSP=[YR=2011;ORIG=-40,0] W10 S30 E10 N30 \$

FOP=[YR=2011;ORIG=-20,37] E10 N3 W10 S3 \$

PTR=[ORIG=0,0] E10 W10 \$

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