LOT 27
TURNING LEAF PB 7/275

SOULE JOSHUA J
54005 TURNING LEAF DR
CALLAHAN, FL 32011

2026

34-2N-25-208T-0027-0000

BUILDING CHARACTERISTICS

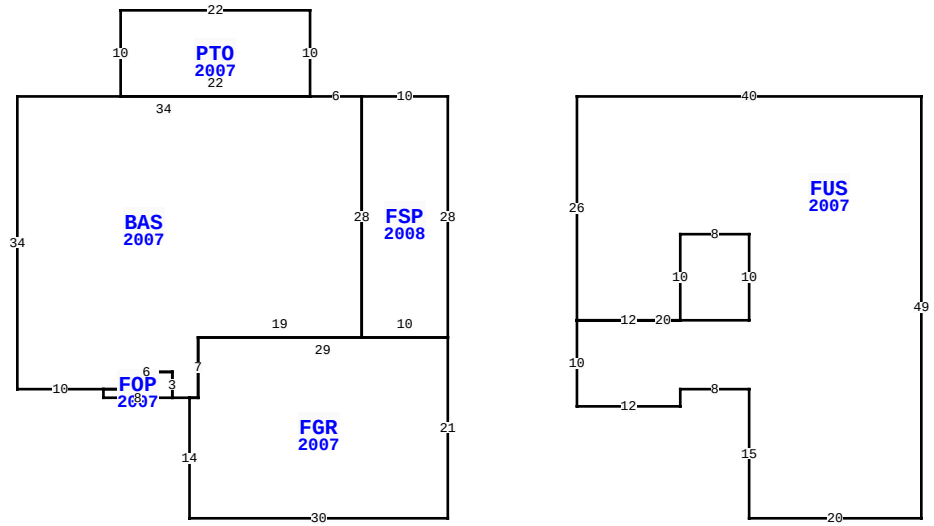
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,237	100	2007	1,237	133,178
FGR	623	55	2007	343	36,928
FOP	20	30	2007	6	646
FSP	280	40	2008	112	12,058
FUS	1,604	100	2007	1,604	172,690
PTO	220	5	2007	11	1,184
TOTALS	3,984			3,313	356,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,313	112.6770	118.31	391,961	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2025 Heated Area: 2841 HX Base Yr 2025



54005 TURNING LEAF DR, CALLAHAN

BLD DATE	12/20/2007	DJ	LGL DATE		
XF DATE	01/06/2009	RK	LAND DATE	05/21/2025	MLU
INC DATE			AG DATE		

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	
6	0940	SHEDS/PORT	0	100	0	0	240.00	SF	30.00	30.00	100	2013	2013	3	50	3,600	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		356,685
TOTAL MARKET OB/XF VALUE		48,600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		455,285
SOH/AGL Deduction		877
ASSESSED VALUE		454,408
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		402,997
TOTAL JUST VALUE		455,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26689	XFOB	7,171	12/01/2012
B24836	ADDITION	4,297	06/01/2011
B19184	NEW CONSTR	0	12/01/2006
C19184	CO ISSUED	0	12/01/2006
E18508	ELEC OTHER	2,000	12/01/2006
M12305	MECH OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2858/491	4/01/2026	FJ	U	I	11	0
GRANTOR: SOULE BRITTNEY EST						
GRANTEE: SOULE JOSHUA J						
2653/1199	7/12/2023	WD	Q	I	01	499,000
GRANTOR: ROCKWELL CHARLES T						
GRANTEE: SOULE BRITTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W10 BAS=[YR=2007] W6 PTO=[YR=2007] N10 W22 S10 E22$ W34 S34 E10 FOP=[YR=2007] S1 E8 N3 W6 S2 W2$ E2 N2 E6 S3 E2 FGR=[YR=2007] S14 E30 N21 W29 S7 W1$ E1 N7 E19 N28$ S28 E10 N28$ PTR=E15 FUS=[YR=2007] S26 E12 N10 E8 S10 W20 S10 E12 N2 E8 S15 E20 N49 W40$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 48,600

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