LOT 28
TURNING LEAF PB 7/275

CARNEY FAMILY REVOCABLE LIVING TRUST/CARNEY TONI A
54002 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2026

34-2N-25-208T-0028-0000

BUILDING CHARACTERISTICS

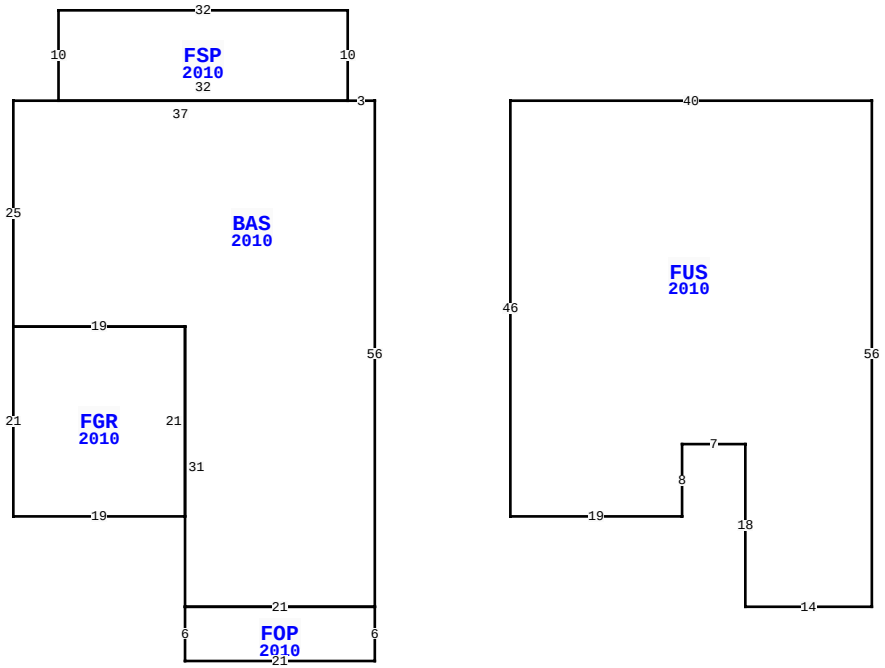
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,651	100	2010	1,651	170,112
FGR	399	55	2010	219	22,564
FOP	126	30	2010	38	3,916
FSP	320	40	2010	128	13,189
FUS	1,924	100	2010	1,924	198,240
TOTALS	4,420			3,960	408,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,960	106.0875	111.39	441,104	2010	2010	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2011 Heated Area: 3575 HX Base Yr 2011



54002 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	408,021
TOTAL MARKET OB/XF VALUE	42,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	500,021
SOH/AGL Deduction	218,467
ASSESSED VALUE	281,554
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	230,143
TOTAL JUST VALUE	500,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001866	FIBERGLASS POOL	75,000	02/15/2024
C23193	CO ISSUED	0	05/24/2010
E22435	ELEC OTHER	0	02/01/2010
P14097	OTHER	0	01/01/2010
B23193	NEW CONSTR	409,554	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/784	5/07/2024	WD	U	I	11	100
GRANTOR: CARNEY CHRISTOPHER &						
GRANTEE: CARNEY FAMILY REVOC						
1692/0811	5/26/2010	WD	Q	I	01	223,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: CARNEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2010;ORIG=15,0] E40 S56 W14 N18 W7 S8 W19 N46 $
BAS=[YR=2010;ORIG=0,0] W3 W37 S25 E19 S31 E21 N56 $
FGR=[YR=2010;ORIG=-40,25] S21 E19 N21 W19 $
FSP=[YR=2010;ORIG=-3,0] N10 W32 S10 E32 $
FOP=[YR=2010;ORIG=-21,56] S6 E21 N6 W21 $
PTR=[ORIG=0,0] E15 W15 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2024	03	100	40,000	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024	03	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 42,000

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 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS