LOT 36
TURNING LEAF PB 7/275

SHAFER KENNETH E & ALBERTA A
54204 TURNING LEAF DR
CALLAHAN, FL 32011

2026

34-2N-25-208T-0036-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

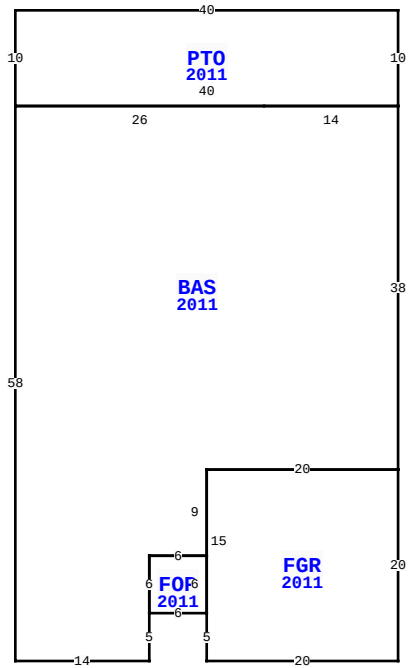
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2011	1,854	221,183
FGR	400	55	2011	220	26,246
FOP	36	30	2011	11	1,312
PTO	400	5	2011	20	2,386
TOTALS	2,690			2,105	251,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	122.1668	128.28	270,029	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2024 Heated Area: 1854 HX Base Yr 2024



54204 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,127
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,127
SOH/AGL Deduction		1,146
ASSESSED VALUE		299,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,570
TOTAL JUST VALUE		301,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304758	ROOF	11,885	04/12/2023
C24756	CO ISSUED	0	10/12/2011
E23630	ELEC OTHER	0	07/01/2011
P14851	NEW CONSTR	0	06/01/2011
M16227	H/AC	0	05/01/2011
B24756	NEW CONSTR	210,523	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1160	4/07/2023	WD	Q	I	01	350,000
GRANTOR: LYLE HAZEL M						
GRANTEE: SHAFER KENNETH E &						
2371/0497	6/24/2020	FJ	U	I	11	100
GRANTOR: WAY ROSE MARIE ESTATE						
GRANTEE: WAY TROY L & TAMAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W14 W26 S58 E14 N5 N6 E6 N9 E20 N38 $
FGR=[YR=2011;ORIG=-20,53] S5 E20 N20 W20 S15 $
PTO=[YR=2011;ORIG=0,0] N10 W40 S10 E40 $
FOP=[YR=2011;ORIG=-26,53] E6 N6 W6 S6 $
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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

TOTAL OB/XF 0

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
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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS