LOT 37
TURNING LEAF PB 7/275

SIDLO COREY DOUGLAS & SHARLYNE CORPUZ
54224 TURNING LEAF DR
CALLAHAN, FL 32011

2026

34-2N-25-208T-0037-0000

BUILDING CHARACTERISTICS

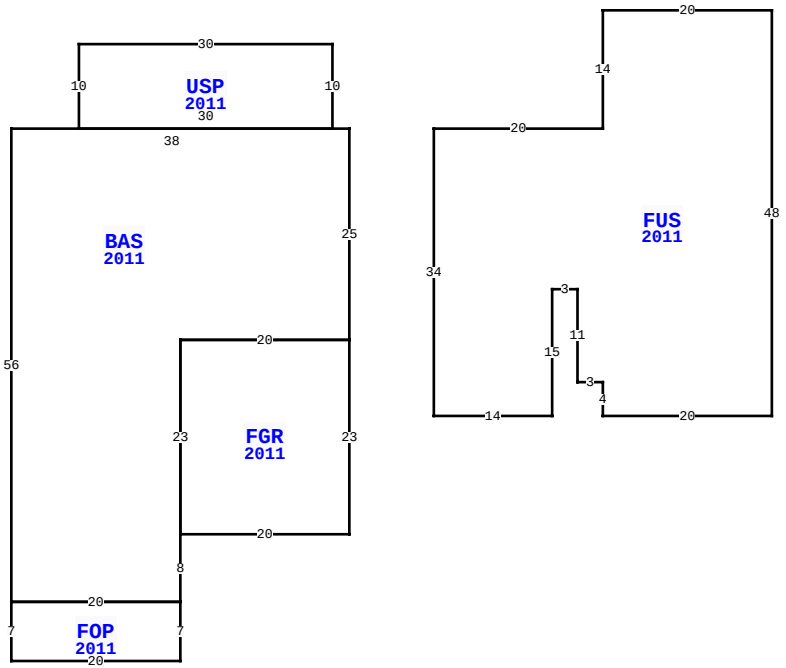
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,620	100	2011	1,620	172,380
FGR	460	55	2011	253	26,921
FOP	140	30	2011	42	4,469
FUS	1,583	100	2011	1,583	168,443
USP	300	30	2011	90	9,577
TOTALS	4,103			3,588	381,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,588	108.6750	114.11	409,427	2011	2011	0	0	0	6.75	93.25

1 SINGLE FAM 100% - 2023 Heated Area: 3203 HX Base Yr



54224 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,791
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		431,791
SOH/AGL Deduction		27,034
ASSESSED VALUE		404,757
TOTAL EXEMPTION VALUE	13	404,757
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		431,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10307	REROOF	12,045	08/01/2023
B2211203	REMODEL	5,194	12/01/2022
B24324	CO ISSUED	0	06/10/2011
E23227	ELEC OTHER	0	02/01/2011
E23273	ELEC OTHER	0	02/01/2011
M15926	H/AC	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1207	4/26/2022	WD	Q	I	01	425,000
GRANTOR: WELCH JOEL M & SANDRA						
GRANTEE: SIDLO COREY DOUGLAS						
2399/0552	10/01/2020	WD	Q	I	01	230,000
GRANTOR: WATT THOMAS E & JEANE						
GRANTEE: WELCH JOEL M & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W2 W38 S56 E20 N8 N23 E20 N25 $
FUS=[YR=2011;ORIG=10,0] S34 E14 N15 E3 S11 E3 S4 E20 N48 W20 S14 W20 $
FGR=[YR=2011;ORIG=-20,48] E20 N23 W20 S23 $
USP=[YR=2011;ORIG=-2,0] N10 W30 S10 E30 $
FOP=[YR=2011;ORIG=-40,56] S7 E20 N7 W20 $
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

LAND DESCRIPTION

TOTAL OB/XF 0

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