LOT 39
TURNING LEAF PB 7/275

BRANSON ROBERT EMMETT & BRANDY LYNNA
54326 TURNING LEAF DR
CALLAHAN, FL 32011

2026

34-2N-25-208T-0039-0000

BUILDING CHARACTERISTICS

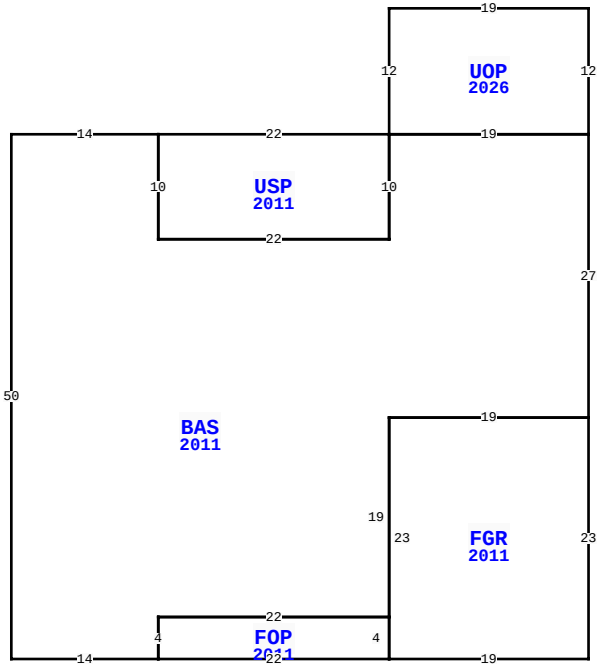
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,005	100	2011	2,005	262,580
FGR	437	55	2011	240	31,431
FOP	88	30	2011	26	3,405
UOP	228	20	2026	46	6,025
USP	220	30	2011	66	8,643
TOTALS	2,978			2,383	312,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,383	134.1130	140.82	335,574	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2026 Heated Area: 2005 HX Base Yr 2026



54326 TURNING LEAF DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		312,084
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,084
SOH/AGL Deduction		99,123
ASSESSED VALUE		262,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,550
TOTAL JUST VALUE		362,084
NCON VALUE		34,091
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25135	CO ISSUED	0	01/09/2012
E23930	ELEC OTHER	0	10/01/2011
E23837	NEW CONSTR	0	09/01/2011
P15005	NEW CONSTR	0	09/01/2011
B25135	NEW CONSTR	225,701	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2818/747	9/16/2025	WD	Q	I	01	380,000
GRANTOR: COLLINS THOMAS D & AP						
GRANTEE: BRANSON ROBERT EMME						
1801/1713	6/26/2012	WD	Q	I	02	159,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: COLLINS THOMAS D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W19 S10 W22 N10 W14 S50 E14 N4 E22 N19 E19 N27 $
FGR=[YR=2011;ORIG=-19,50] E19 N23 W19 S23 $
UOP=[YR=2026;ORIG=-19,-12] E19 S12 W19 N12 $
USP=[YR=2011;ORIG=-19,0] W22 S10 E22 N10 $
FOP=[YR=2011;ORIG=-41,50] E22 N4 W22 S4 $
.

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