LOT 41
IN OR 1759/1629
TURNING LEAF PB 7/275

MELTON KAREN E
54368 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2026

34-2N-25-208T-0041-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

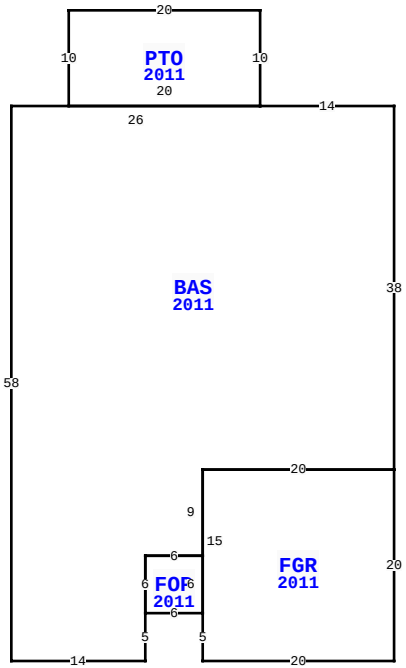
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2011	1,854	218,320
FGR	400	55	2011	220	25,906
FOP	36	30	2011	11	1,295
PTO	200	5	2011	10	1,177
TOTALS	2,490			2,095	246,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	120.5890	126.62	265,269	2011	2011	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2016 Heated Area: 1854 HX Base Yr 2016



54368 TURNING LEAF DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		246,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		296,700
SOH/AGL Deduction		129,727
ASSESSED VALUE		166,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,562
TOTAL JUST VALUE		296,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24729	CO ISSUED	0	09/12/2011
M16202	H/AC	0	05/01/2011
P14800	NEW CONSTR	0	05/01/2011
B24729	NEW CONSTR	210,523	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1759/1629	9/29/2011	WD	Q	I	02	143,000

GRANTOR: MARONDA HOMES INC
GRANTEE: MELTON KAREN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 PTO=[YR=2011] N10 W20 S10 E20$ W26 S58 E14 N5 FOP=[YR=2011] E6 FGR=[YR=2011] S5 E20 N20 W20 S15$ N6 W6 S6$ N6 E6 N9 E20 N38$.

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