LOT 1
IN OR 1137/1385
LITTLE MORNING DOVE EST

BRASHEARS DEBORAH L
34490 DAYBREAK DR
CALLAHAN, FL 32011

2023

01-1N-24-1245-0001-0000

BUILDING CHARACTERISTICS

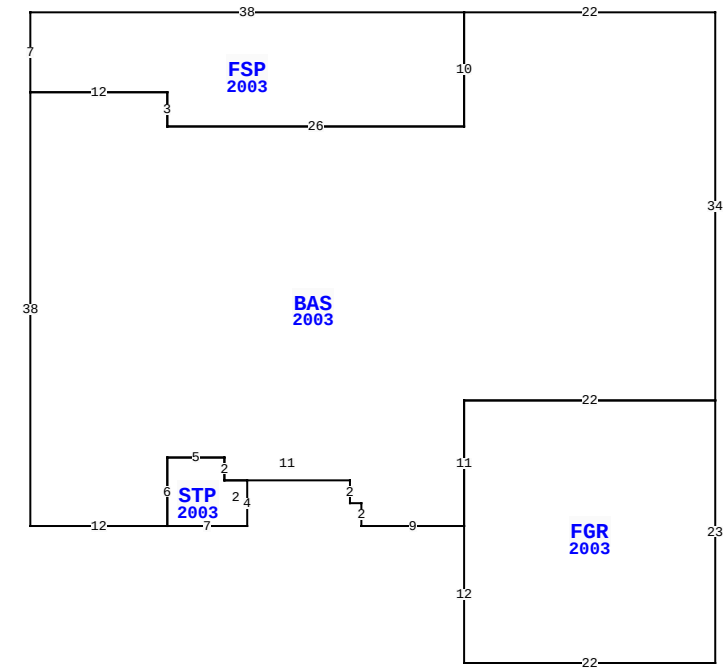
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	195,433
FGR	506	55	278	26,659
FSP	344	40	138	13,234
STP	38	10	4	383
TOTALS	2,926		2,458	235,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,458	94.1760	111.83	274,878	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 2038 HX Base Yr 2004



34490 DAYBREAK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		235,708
TOTAL MARKET OB/XF VALUE		21,084
TOTAL LAND VALUE - MARKET		142,560
TOTAL MARKET VALUE		399,352
SOH/AGL Deduction		188,119
ASSESSED VALUE		211,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,233
TOTAL JUST VALUE		399,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017162	REPAIR/RRF	20,935	11/18/2022
B0412332	XFOB	0	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1137/1385	5/15/2003	WD	Q	V		89,900

GRANTOR: HIGGINBOTHAM N W & NA
GRANTEE: BRASHEARS DEBORAH &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 FSP=[YR=2003] W38 S7 E12 S3 E26 N10$ S10 W26 N3 W12 S38 E12 STP=[YR=2003] E7 N4 W2 N2 W5 S6$ N6 E5 S2 E11 S2 E1 S2 E9 FGR=[YR=2003] S12 E22 N23 W22 S11$ N11 E22 N34$.

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
1	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2003	2003	3	84	3,911	
2	0201	BARN WD 10	0	100	61	40	2,440.00	SF	17.00	17.00	100	2004	2004	3	40	16,592	
3	1242	WD DECK A	0	100	0	0	250.00	SF	7.50	7.50	100	2006	2006	3	31	581	

LAND DESCRIPTION

TOTAL OB/XF 21,084

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	9.90	AC		1.00	1.00	0.90	16,000.00	14,400.00	142,560							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 9.90 Total Land Value: 142,560 Market: 0 Agricultural: 0 Common: 142,560 PRINTED 08/02/2023 BY SYS