LOT 2
IN OR 1792/280
LITTLE MORNING DOVE EST

FORBES ELIZABETH E
34496 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1245-0002-0000

BUILDING CHARACTERISTICS

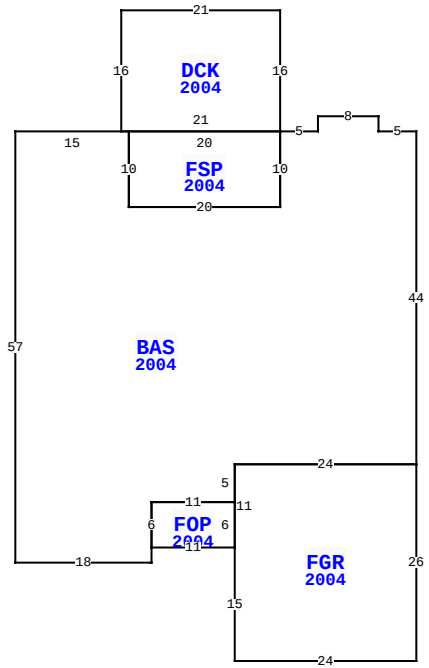
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,437	100	2,437	248,576
DCK	336	10	34	3,468
FGR	624	55	343	34,986
FOP	66	30	20	2,040
FSP	200	40	80	8,160
TOTALS	3,663		2,914	297,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,914	95.1750	113.02	329,340	2004	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2005 Heated Area: 2437 HX Base Yr 2005



34496 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		297,229
TOTAL MARKET OB/XF VALUE		10,549
TOTAL LAND VALUE - MARKET		103,488
TOTAL MARKET VALUE		411,266
SOH/AGL Deduction		202,722
ASSESSED VALUE		208,544
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		153,544
TOTAL JUST VALUE		411,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002761	NEW ROOF	16,000	03/08/2021
B14868	NEW CONSTR	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1792/0280	5/07/2012	QC	U	I	11	100
GRANTOR: ANNO DANIEL & ELIZABE						
GRANTEE: ANNO ELIZABETH E						
1127/1579	4/07/2003	WD	Q	V		59,900
GRANTOR: HIGGINBOTHAM N W & NA						
GRANTEE: ANNO ELIZBETH E & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W5 N2 W8 S2 W5 DCK=[YR=2004] N16 W21 S16 E21$ FSP=[YR=2004] W20 S10 E20 N10$ S10 W20 N10 W15 S57 E18 N2 FOP=[YR=2004] E11 FGR=[YR=2004] S15 E24 N26 W24 S11$ N6 W11 S6$ N6 E11 N5 E24 N44$.

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	0811	CONCRETE B	0	100	0	0	942.00	SF	5.20	5.20	100	2004	2004	3	86	4,213	
2	0681	POLE SHED	0	100	40	40	1,600.00	SF	9.00	9.00	100	2005	2005	3	44	6,336	

LAND DESCRIPTION

TOTAL OB/XF 10,549

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	9.24	AC		1.00	1.00	0.70	16,000.00	11,200.00	103,488							

REVIEW DATE 05/07/2021 BY TWX Total Acres: 9.24 Total Land Value: 103,488 Market: 0 Agricultural: 0 Common: 103,488 PRINTED 08/02/2023 BY SYS