LOT 2
MORNING DOVE ESTATES PB 6/193

BUMGARDNER CHAD ALAN & DIANE LYNNE
34047 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0002-0000

BUILDING CHARACTERISTICS

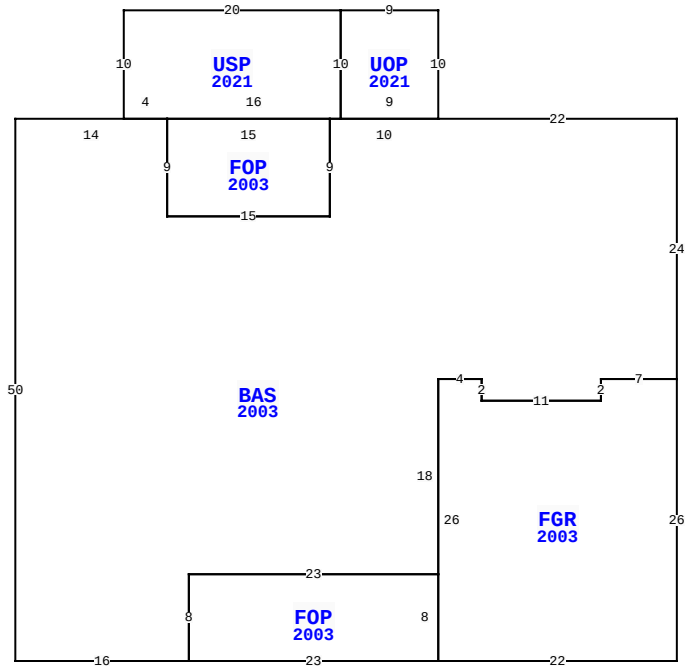
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100	2,181	246,791
FGR	550	55	302	34,173
FOP	135	30	40	4,526
FOP	184	30	55	6,224
UOP	90	20	18	2,037
USP	200	30	60	6,789
TOTALS	3,340		2,656	300,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	106.4640	126.43	335,798	2003	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2022 Heated Area: 2181 HX Base Yr 2022



34047 DAYBREAK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		300,539
TOTAL MARKET OB/XF VALUE		13,191
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		348,730
SOH/AGL Deduction		111,230
ASSESSED VALUE		237,500
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,500
TOTAL JUST VALUE		348,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010360	SCREEN ROOM	6,153	08/06/2021
20010717	REPAIR/RRF	16,500	12/21/2020
B029938	NEW CONSTR	158,128	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0606	1/19/2021	WD	Q	I	02	325,000
GRANTOR: DEVEVO EDMOND E & MAN						
GRANTEE: BUMGARDNER CHAD ALA						
1509/1592	7/03/2007	WD	Q	I		298,000
GRANTOR: STEVENS JOEL M & ROSE						
GRANTEE: DEVEVO EDMOND E & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 UOP=[YR=2021] N10 W9 USP=[YR=2021] W20 S10 E4 FOP=[YR=2003] S9 E15 N9 W15$ E16 N10$ S10 E9$ W10 S9 W15 N9 W14 S50 E16 FOP=[YR=2003] E23 FGR=[YR=2003] E22 N26 W7 S2 W11 N2 W4 S26$ N8 W23 S8$ N8 E23 N18 E4 S2 E11 N2 E7 N24 $.

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	1,820.00	SF	4.00	4.00	100	2003	2003	3	84	6,115	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
3	0476	VF 6 SBPL	0	100	0	0	98.00	LF	32.00	32.00	100	2021	2021	3	99	3,105	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891	

LAND DESCRIPTION

TOTAL OB/XF 13,191

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	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/22/2021 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS