LOT 4
IN OR 2051/883
MORNING DOVE ESTATES PB 6/193

JEFFERSON JERAMIE &/SCARBOROUGH CRYSTAL
34097 DAYBREAK DR
CALLAHAN, FL 32011

2023

01-1N-24-1370-0004-0000

BUILDING CHARACTERISTICS

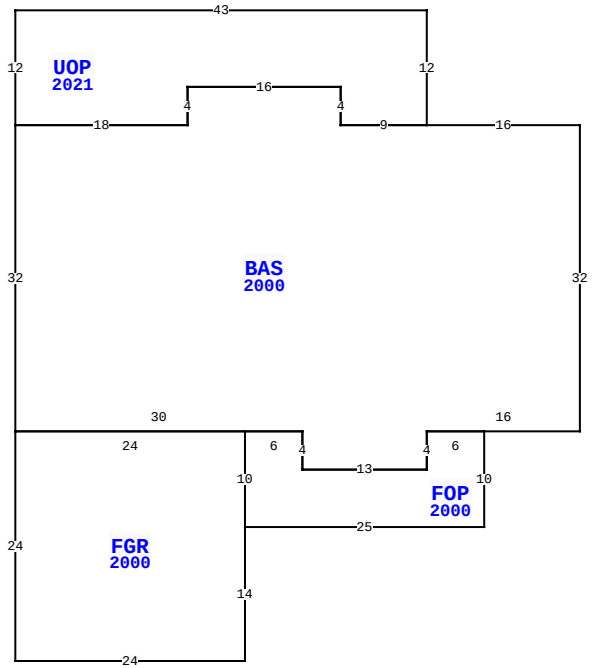
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,004	100	2,004	214,037
FGR	576	55	317	33,857
FOP	198	30	59	6,302
UOP	452	20	90	9,613
TOTALS	3,230		2,470	263,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	107.7120	127.91	315,938	2000	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2017 Heated Area: 2004 HX Base Yr 2017



34097 DAYBREAK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,982
TOTAL MARKET OB/XF VALUE		48,186
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,168
SOH/AGL Deduction		95,547
ASSESSED VALUE		288,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,621
TOTAL JUST VALUE		384,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008128	GARAGE	78,458	06/22/2021
21007381	REPAIR/RRF	0	06/07/2021
B018726	GARAGE	3,000	08/01/2001
B007468	NEW CONSTR	136,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/0883	6/03/2016	WD	Q	I	01	230,000
GRANTOR: HARRIS LANCE & TINA M						
GRANTEE: JEFFERSON JERAMIE &						
1277/0533	11/30/2004	WD	Q	I		226,000
GRANTOR: STEFAN PAULA M						
GRANTEE: HARRIS LANCE & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 UOP=[YR=2021] N12 W43 S12 E18 N4 E16 S4 E9$ W9 N4 W16 S4 W18 S32 FGR=[YR=2000] S24 E24 N14FOP=[YR=2000] E25N10 W6 S4 W13 N4 W6 S10$ N10 W24$ E30 S4 E13 N4 E16 N32$.

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	0810	CONCRETE A	0	100	0	0	2,300.00	SF	6.50	6.50	100	2000	2000	3	80	11,960	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2001	2001	3	20	720	
6	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	2013	2013	3	75	24,863	
7	0855	CONC PAVER	0	100	0	0	695.00	SF	10.00	10.00	100	2013	2013	3	95	6,603	
8	0754	FOP	0	100	12	10	120.00	SF	30.00	30.00	100	2013	2013	3	65	2,340	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 48,186

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

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2023

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BUILDING CHARACTERISTICS

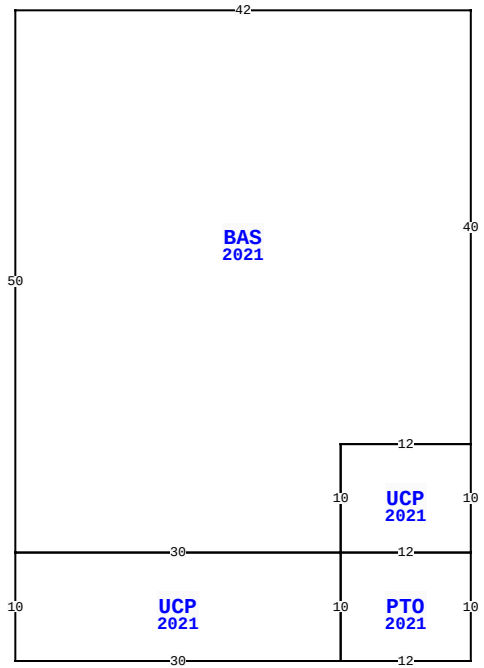
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	35,558
PTO	120	5	6	108
UCP	120	20	24	431
UCP	300	20	60	1,077
TOTALS	2,520		2,070	37,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,070	51.8420	18.14	37,550	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2017 Heated Area: 1980 HX Base Yr 2017



34097 DAYBREAK DR, CALLAHAN

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1277/0533	11/30/2004	WD	Q	I		226,000
GRANTOR: STEFAN PAULA M						
GRANTEE: HARRIS LANCE & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W42 S50 UCP=[YR=2021] S10 E30 PTO=[YR=2021] E12 N10 UCP=[YR=2021] N10 W12 S10 E12$ W12 S10$ N10 W30$ E30 N10 E12 N40$.

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

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