



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,345	100	1,345	159,555
FOP	184	30	55	6,525
FOP	340	30	102	12,100
FUS	695	100	695	82,447
SFB	483	80	386	45,790

TOTALS	3,047	2,583	306,417
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	15	10	150.00	SF	21.30	21.30	100	2002
2	0812	CONCRETE C	0 100	0	0	2,094.00	SF	4.00	4.00	100	2002
3	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	2002
4	0845	KOOL DECK	0 100	0	0	714.00	SF	7.25	7.25	100	2002
5	0811	CONCRETE B	0 100	0	0	508.00	SF	5.20	5.20	100	2004
6	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,583	110.9760	131.78	340,388	2002	2007	0	0	9.98	90.02
1 SNGL FAM - 100% - 2021											
Heated Area: 2426											
HX Base Yr 2021											
34123 DAYBREAK DR, CALLAHAN											

BLD DATE	10/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
24,215											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		320,027	
TOTAL MARKET OB/XF VALUE		24,215	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		379,242	
SOH/AGL Deduction		112,401	
ASSESSED VALUE		266,841	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		216,841	
TOTAL JUST VALUE		379,242	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007994	REPAIR/RRF	15,000	07/26/2019
R046915	REPAIR/RRF	1,000	12/01/2004
B0414132	GARAGE	13,362	12/01/2004
B029454	NEW CONSTR	143,063	02/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2394/1825	9/14/2020	WD	Q	I	01
GRANTOR: HARRISON MICHAEL J &					
GRANTEE: COOK JOHNATHON H II					
1868/1185	7/19/2013	WD	Q	I	02
GRANTOR: HORN TROY R & CHI N B					
GRANTEE: HARRISON MICHAEL J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W14 S9 FOP=[YR=2002] W23 S8 E23 N8 \$ S8 W44 S12 SFB=[YR=2005] S23 E21 FOP=[YR=2002] E32 N20 W7 S12 W25 S8 \$ N23 W21 \$ E21 S15 E25 N12 E12 N32 \$ PTR= E15 FUS=[YR=2002] E27 S26 W7 S2 W13 N2 W7 N3 E3 N11 W3 N12 \$ W15 \$.											

COOK JOHNATHON H III & GEORGIA
34123 DAYBREAK DR
CALLAHAN, FL 32011

2023

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