LOT 7
MORNING DOVE ESTATES PB 6/193

TURNER RICHARD K & NANCY
34187 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

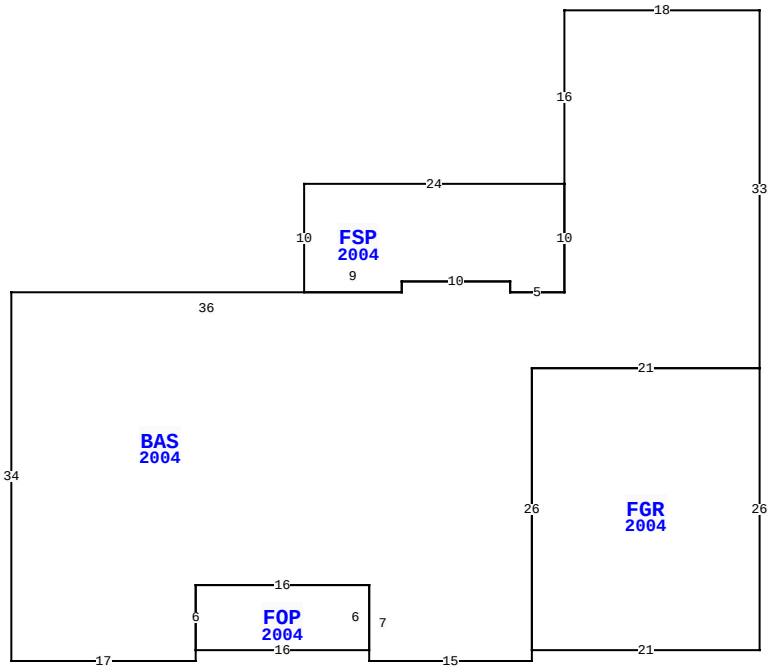
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,145	100	2,145	231,817
FGR	546	55	300	32,422
FOP	96	30	29	3,134
FSP	230	40	92	9,942
TOTALS	3,017		2,566	277,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	105.2160	124.94	320,596	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2145 HX Base Yr 2005



34187 DAYBREAK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,694
TOTAL MARKET OB/XF VALUE		10,009
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		344,703
SOH/AGL Deduction		167,942
ASSESSED VALUE		176,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,761
TOTAL JUST VALUE		344,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633626	GARAGE	53,556	12/01/2016
B0412262	NEW CONSTR	154,539	02/02/2004
WE030185	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0086	6/24/2003	WD	Q	V		26,900

GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: TURNER RICHARD & NA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S16 FSP=[YR=2004] W24 S10 E9 N1 E10 S1 E5 N10$ S10 W5 N1 W10 S1 W36 S34 E17 N1 FOP=[YR=2004] E16 N6 W16 S6$ N6 E16 S7 E15 N1 FGR=[YR=2004] E21 N26 W21 S26$ N26 E21 N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,004.00	SF	4.00	4.00	100	2004	2004	3	86	6,894	

LAND DESCRIPTION

TOTAL OB/XF 10,009

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 03/24/2022 BY TWA 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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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

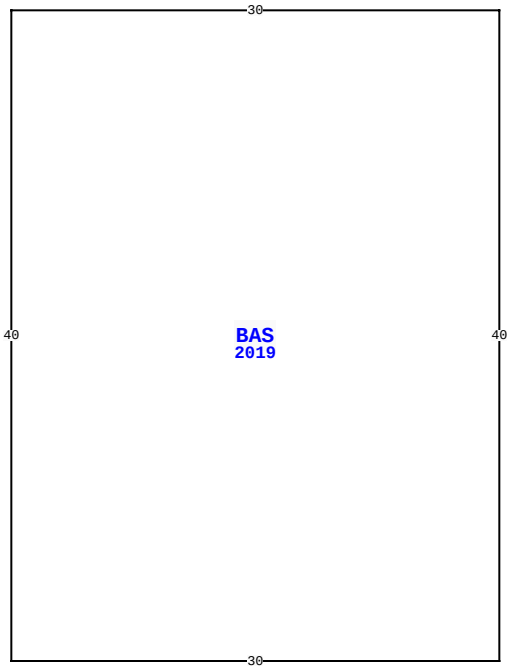
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,378
TOTALS	1,200		1,200	22,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2005 Heated Area: 1200 HX Base Yr 2005



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GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: TURNER RICHARD & NA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2022 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS