LOT 9
IN OR 2012/426
MORNING DOVE ESTATES PB 6/193

LEE KATHERINE ANN &/KENT JEFFREY L (JT/RS)
34241 DAYBREAK DR
CALLAHAN, FL 32011

**2023**

**01-1N-24-1370-0009-0000**

## BUILDING CHARACTERISTICS

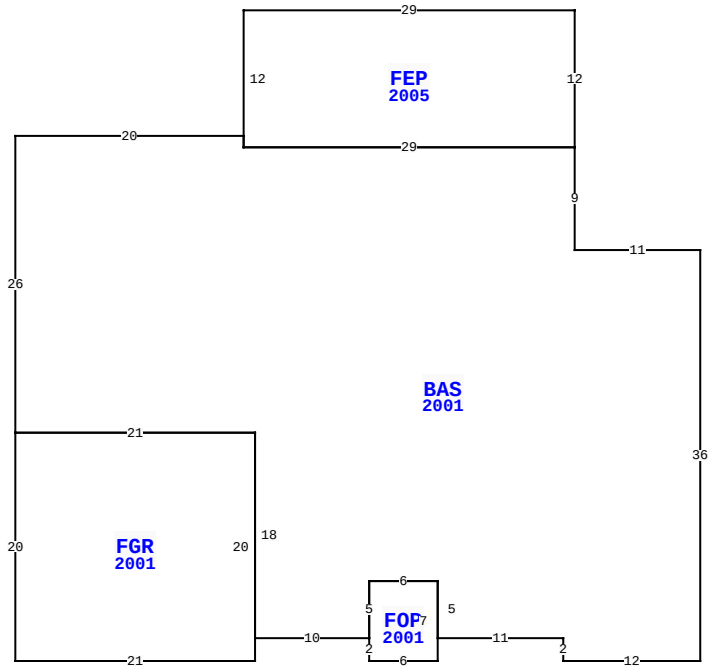
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2,117 | 100 | 2,117 | 222,643 |
| FEP | 348 | 80 | 278 | 29,237 |
| FGR | 420 | 55 | 231 | 24,294 |
| FOP | 42 | 30 | 13 | 1,367 |
| TOTALS | 2,927 | | 2,639 | 277,541 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,639 | 105.1200 | 124.83 | 329,426 | 2001 | 2001 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 100% - 2017 Heated Area: 2117 HX Base Yr 2017




34241 DAYBREAK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 10/09/2013 | KK | 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 | | 277,541 |
| TOTAL MARKET OB/XF VALUE | | 34,888 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 347,429 |
| SOH/AGL Deduction | | 99,940 |
| ASSESSED VALUE | | 247,489 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 197,489 |
| TOTAL JUST VALUE | | 347,429 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,738 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22003592 | REPAIR/RRF | 14,300 | 03/07/2022 |
| B0311737 | SWIM POOL | 14,630 | 09/01/2003 |
| B007673 | NEW CONSTR | 120,000 | 12/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2012/0426 | 10/23/2015 | WD | Q | I | 01 | 256,500 |
| GRANTOR: PATE GARY E & DENA J | | | | | | |
| GRANTEE: LEE KATHERINE ANN & | | | | | | |
| 1396/1737 | 3/17/2006 | WD | Q | I | | 285,000 |
| GRANTOR: HENKEL MICHAEL E & JE | | | | | | |
| GRANTEE: PATE GARY E & DENA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W11 N9 FEP=[YR=2005] N12W29 S12E29$ W29 N1 W20 S26 FGR=[YR=2001] S20 E21 N20 W21$ E21 S18 E10 FOP=[YR=2001] S2 E6 N7 W6 S5 $ N5 E6 S5 E11 S2 E12 N36$.

## 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 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,091.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 6,858 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 720 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 29 | 15 | 435.00 | SF | 85.00 | 85.00 | 100 | 2003 | 2003 | 3 | 36 | 13,311 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 465.00 | SF | 7.25 | 7.25 | 100 | 2003 | 2003 | 3 | 84 | 2,832 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 976.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 4,415 | |
| 7 | 1127 | BRICK 8" | 0 | 100 | 0 | 0 | 48.00 | SF | 11.00 | 11.00 | 100 | 2001 | 2001 | 3 | 95 | 502 | |
| 8 | 0351 | CARPORT MT | 0 | 100 | 30 | 24 | 720.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 45 | 3,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,888

| 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