LOT 10
IN OR 1176/1710
MORNING DOVE ESTATES PB 6/193

COSTON RONALD & KEBRA
34267 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0010-0000

BUILDING CHARACTERISTICS

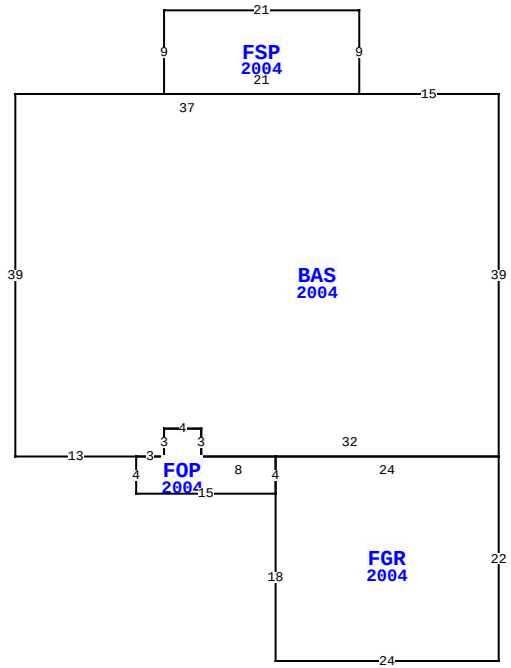
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,016	100	2,016	229,304
FGR	528	55	290	32,985
FOP	72	30	22	2,503
FSP	189	40	76	8,644
TOTALS	2,805		2,404	273,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,404	106.1340	126.03	302,976	2004	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2005 Heated Area: 2016 HX Base Yr 2005



34267 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		273,436
TOTAL MARKET OB/XF VALUE		18,163
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		326,599
SOH/AGL Deduction		173,010
ASSESSED VALUE		153,589
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,589
TOTAL JUST VALUE		326,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010689	ROOF	10,700	08/13/2021
E0412285	NEW CONSTR	0	01/01/2004
WE030181	NEW CONSTR	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/1710	10/01/2003	WD	Q	V		27,500
GRANTOR: MARKHAM CHRISTOPHER &						
GRANTEE: COSTON RONALD & KEB						
1055/1127	5/14/2002	WD	Q	V		25,000
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: MARKHAM CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2004] N9 W21 S9 E21$ W37 S39 E13 FOP=[YR=2004] S4 E15 FGR=[YR=2004] S18 E24 N22 W24 S4 $ N4 W8 N3 W4 S3 W3$ E3 N3 E4 S3 E32 N39$.

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	2,388.00	SF	4.00	4.00	100	2004	2004	3	86	8,215	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2004	2004	3	24	936	
4	0351	CARPORT MT	0	100	40	30	1,200.00	SF	6.30	6.30	100	2016	2016	3	78	5,897	

LAND DESCRIPTION

TOTAL OB/XF 18,163

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 02/11/2022 BY TWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS