



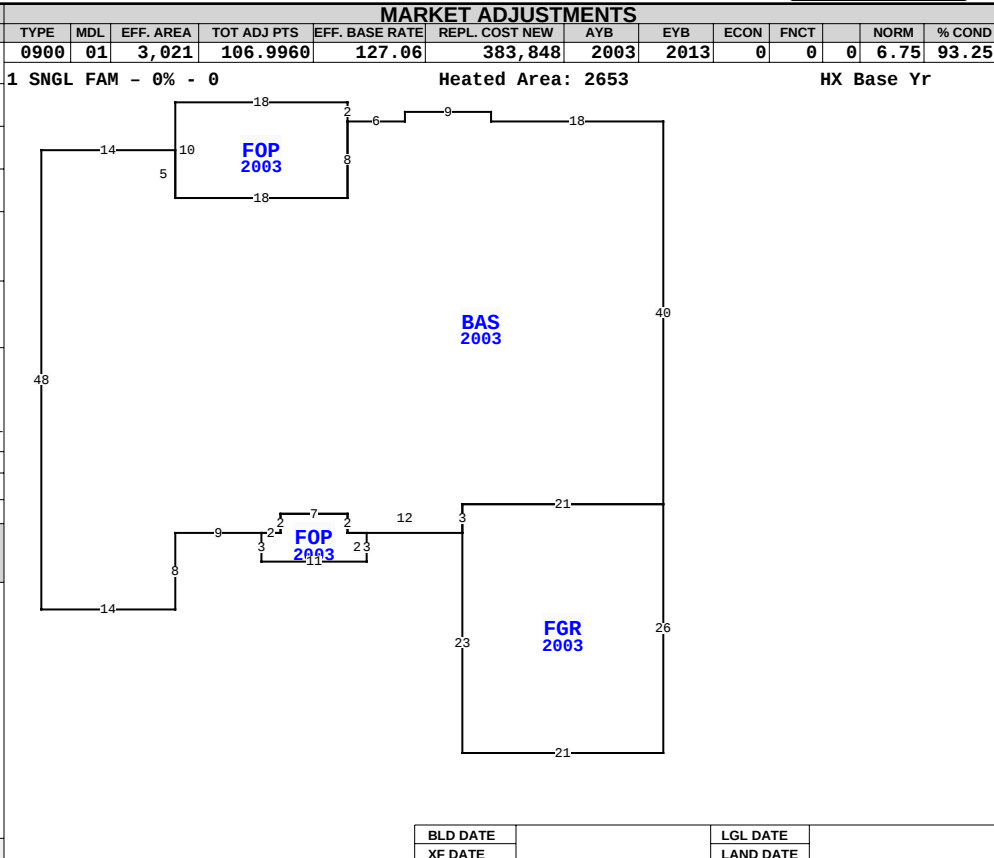
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,653	100	2,653	314,336
FGR	546	55	300	35,545
FOP	47	30	14	1,659
FOP	180	30	54	6,398
TOTALS	3,426		3,021	357,938

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	2,244.00	SF	4.00	4.00	100	2003
2	0510	GARAGE WD-	0	0	18	270.00	SF	35.00	35.00	100	2004
3	0351	CARPORT MT	0	0	18	270.00	SF	10.00	10.00	100	2004

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	0	0006		0.00	0.00	1.00	LT	1.00



34295 DAYBREAK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
11,968											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	357,938		
TOTAL MARKET OB/XF VALUE	11,968		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	404,966		
SOH/AGL Deduction	58,287		
ASSESSED VALUE	346,619		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	346,619		
TOTAL JUST VALUE	404,966		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	315,108		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210361	NEW CONSTR	194,185	10/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2465/1696	5/27/2021	SW	Q	I	01
GRANTOR: CONTINUUM RESIDENTIAL					
GRANTEE: CAPGROW HOLDINGS JV					
2282/1404	6/14/2019	WD	Q	I	01
GRANTOR: GREGG JOSHUA D & AMAN					
GRANTEE: CONTINUUM RESIDENTI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W18 N1 W9 S1 W6 FOP=[YR=2003] N2 W18 S10 E18 N8\$ S8 W18 N5 W14 S48 E14 N8 E9 FOP=[YR=2003] S3 E11 N3 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR=[YR=2003] S23 E21 N26 W21 S3\$ N3 E21 N40 \$.											