LOT 12 IN OR 1003/810
MORNING DOVE ESTATES PB 6/193

VADEN WILLIAM L & EDITH S
34329 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0012-0000

BUILDING CHARACTERISTICS

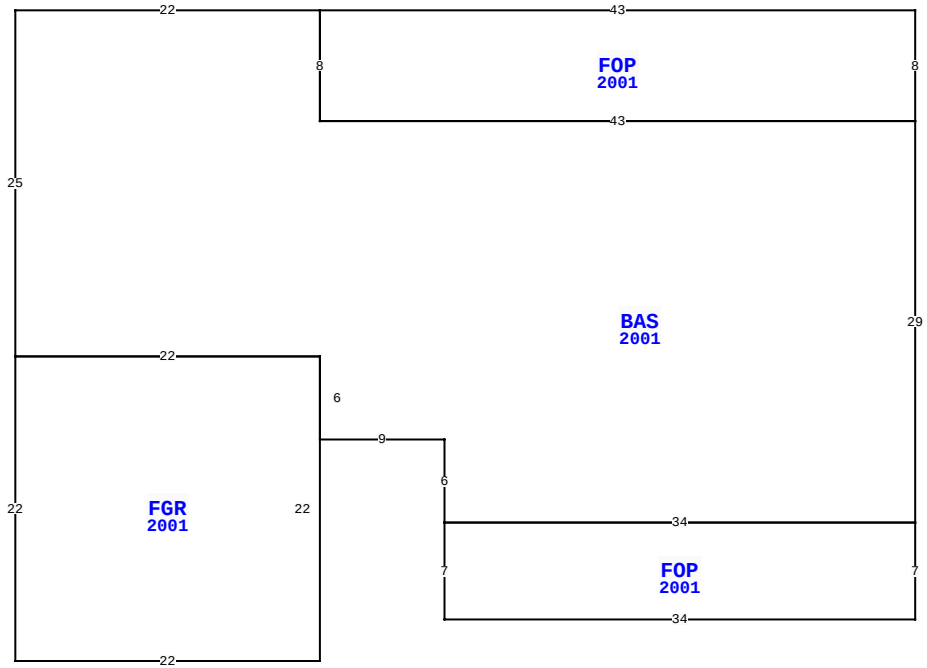
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,743	100	1,743	201,324
FGR	484	55	266	30,724
FOP	238	30	71	8,201
FOP	344	30	103	11,897
TOTALS	2,809		2,183	252,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	105.1540	124.87	272,591	2001	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2002 Heated Area: 1743 HX Base Yr 2002



34329 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		252,147
TOTAL MARKET OB/XF VALUE		8,085
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,232
SOH/AGL Deduction		154,879
ASSESSED VALUE		140,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,353
TOTAL JUST VALUE		295,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009755	REPAIR/RRF	12,600	10/15/2020
B018706	NEW CONSTR	135,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/0810	8/15/2001	WD	U	V	07	1,285

GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: VADEN WILLIAM L & E

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W43 BAS=[YR=2001] W22 S25 FGR=[YR=2001] S22 E22 N22 W22$ E22 S6 E9 S6 FOP=[YR=2001] S7 E34 N7 W34 $ E34 N29 W43 N8$ S8 E43 N8$.

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	0812	CONCRETE C	0	100	0	0	1,994.00	SF	4.00	4.00	100	2001	2001	3	82	6,540	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2003	2003	3	22	675	
3	1242	WD DECK A	0	100	0	0	200.00	SF	7.50	7.50	100	2003	2003	3	22	330	
4	0681	POLE SHED	0	100	0	0	100.00	SF	15.00	15.00	100	2003	2003	3	36	540	

LAND DESCRIPTION

TOTAL OB/XF 8,085

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 02/03/2021 BY TWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS