LOT 13
OR 2021/567
MORNING DOVE ESTATES PB 6/193

POTROK PAUL A & CHERRI R
34357 DAYBREAK DR
CALLAHAN, FL 32011

2023

01-1N-24-1370-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

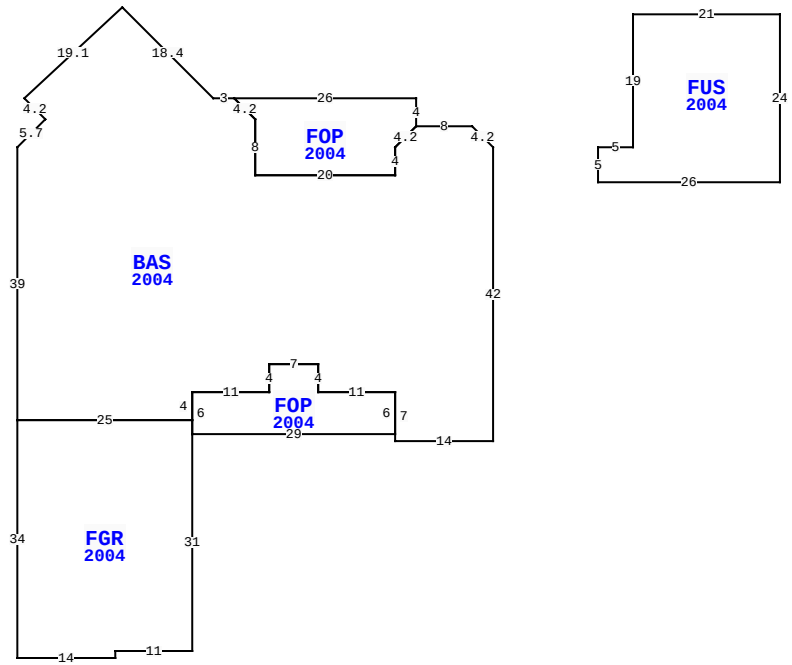
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,897	100	2,897	306,051
FGR	839	55	461	48,702
FOP	202	30	61	6,444
FOP	241	30	72	7,606
FUS	529	100	529	55,885
TOTALS	4,708		4,020	424,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,020	102.2560	121.43	488,149	2004	2004	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2016 Heated Area: 3426 HX Base Yr 2016



34357 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		424,690
TOTAL MARKET OB/XF VALUE		48,393
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		508,083
SOH/AGL Deduction		163,491
ASSESSED VALUE		344,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,592
TOTAL JUST VALUE		508,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008320	REPAIR/RRF	43,286	05/27/2022
B21579	SWIM POOL	25,000	06/01/2008
B0412772	NEW CONSTR	253,282	01/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0567	12/29/2015	WD	Q	I	01	325,000
GRANTOR: BATROUS DAVID JASON &						
GRANTEE: POTROK PAUL A & CHE						
1167/1983	9/04/2003	WD	Q	V		29,000
GRANTOR: HOLTON ROBERT R & JOA						
GRANTEE: BATROUS DAVID J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] N4 W26 D3 R3 S8 E20 N4 R3 U3 $ D3 L3 S4 W20 N8 L3 U3 W3 U13 L13 D13 L14 D3 R3 D4 L4 S39 FGR=[YR=2004] S34 E14 N1 E11 N31 FOP=[YR=2004] E29 N6 W11 N4 W7 S4 W11 S6$ N2 W25$ E25 N4 E11 N4 E7 S4 E11 S7 E14 N42$ PTR=E15 FUS=[YR=2004] E5 N19 E21 S24 W26 N5$ W15$.

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	3,255.00	SF	4.00	4.00	100	2004	2004	3	86	11,197	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780	
3	1127	BRICK 8"	0	100	0	0	7.00	SF	11.00	11.00	100	2004	2004	3	96	74	
4	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2008	2008	3	56	15,470	
5	0855	CONC PAVER	0	100	0	0	1,658.00	SF	7.00	7.00	100	2008	2008	3	90	10,445	
6	0462	ST/AL FNC	0	100	0	0	612.00	SF	10.00	10.00	100	2008	2008	3	56	3,427	
7	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 48,393

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