LOT 14
IN OR 1167/1975
MORNING DOVE ESTATES PB 6/193

BATROUS TONY L & TRACI L
34397 DAYBREAK DR
CALLAHAN, FL 32011

2023

01-1N-24-1370-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

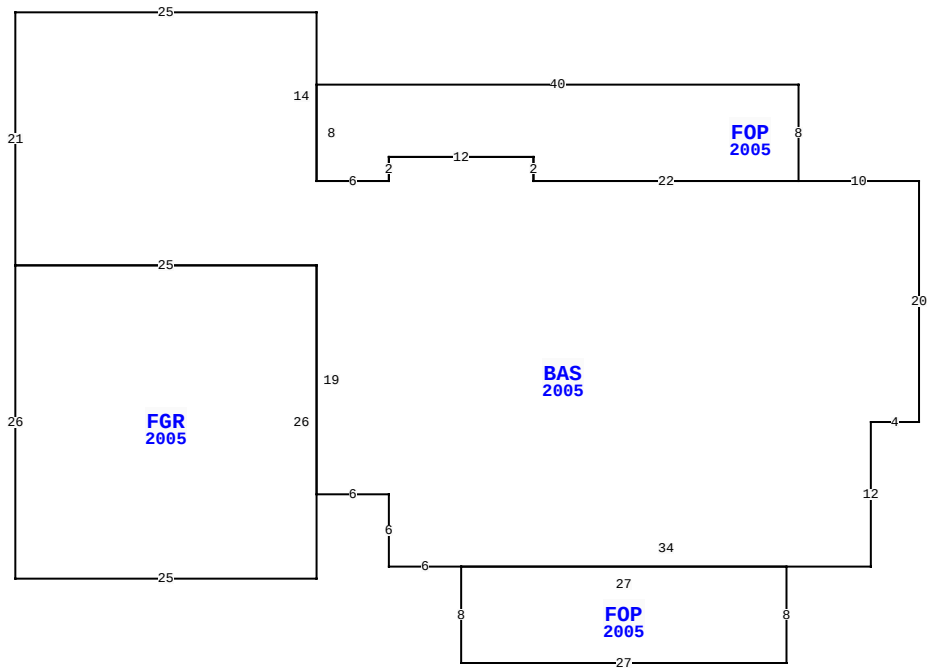
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,065	100	2,065	224,708
FGR	650	55	358	38,956
FOP	216	30	65	7,074
FOP	296	30	89	9,685
TOTALS	3,227		2,577	280,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	100.1280	118.90	306,405	2005	2005	0	0	0	8.48	91.52

1 SNGL FAM – 100% - 2006 Heated Area: 2065 HX Base Yr 2006



34397 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		280,422
TOTAL MARKET OB/XF VALUE		13,584
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,006
SOH/AGL Deduction		164,401
ASSESSED VALUE		164,605
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,605
TOTAL JUST VALUE		329,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013115	REPAIR/RRF	21,600	08/26/2022
M10109	MECH OTHER	0	08/01/2005
P9549	NEW CONSTR	0	06/01/2005
E0514916	ELEC OTHER	1,500	05/01/2005
B15008	NEW CONSTR	168,500	04/01/2005
R07472	REPAIR/RRF	4,600	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1167/1975	9/04/2003	WD	Q	V		27,900
GRANTOR: HOLTON ROBERT A & JOA						
GRANTEE: BATROUS TONY & TRAC						
1051/0385	4/22/2002	WD	Q	V		25,000
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: HOLTON ROBERT & JOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FOP=[YR=2005] N8 W40 S8 E6 N2 E12 S2 E22 $ W22 N2 W12 S2 W6 N14 W25 S21 FGR=[YR=2005] S26 E25 N26 W25 $ E25 S19 E6 S6 E6 FOP=[YR=2005] S8 E27 N8 W27 $ E34 N12 E4 N20 $.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,106.00	SF	4.00	4.00	100	2005	2005	3	87	7,329	
3	1242	WD DECK A	0	100	0	0	345.00	SF	10.00	10.00	100	2019	2019	3	90	3,105	

LAND DESCRIPTION

TOTAL OB/XF 13,584

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 12/13/2022 BY WWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS