



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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
BAL	381	15	57	5,243
BAS	2,367	100	2,367	217,713
FDG	624	60	374	34,400
FGR	474	55	261	24,006
FGR	474	55	261	24,006
FOP	36	30	11	1,012
FOP	51	30	15	1,380
FOP	381	30	114	10,485
FUS	2,138	100	2,138	196,650
TOTALS	6,926		5,598	514,896

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,762.00	SF	4.00	4.00	
2	0855	CONC PAVER	0	100	0	0	1,268.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0006		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM
0900	01	5,598	98.6670	117.17	655,918	2009	2009	0	0	15	6.50
1 SNGL FAM - 100% - 2023 Heated Area: 4505 HX Base Yr 2023											

34420 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		514,896	
TOTAL MARKET OB/XF VALUE		23,296	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		573,192	
SOH/AGL Deduction		40,151	
ASSESSED VALUE		533,041	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		483,041	
TOTAL JUST VALUE		573,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013681	REPAIR/RRF	50,000	09/08/2022
B1226628	REPAIR/RRF	4,000	11/01/2012
C21801	CO ISSUED	0	06/04/2009
E21408	NEW CONSTR	8,000	11/01/2008
M14251	H/AC	0	11/01/2008
E21243	ELEC OTHER	0	09/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/1285	5/06/2022	WD U	I	30	
GRANTOR: BLOUNT JAMES ROBERT J					
GRANTEE: BLOUNT JAMES ROBERT					
2353/1649	4/10/2020	WD Q	I	01	
GRANTOR: RHODEN EARICE RAY JR					
GRANTEE: BLOUNT JAMES ROBERT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FDG=[YR=2009] W24 S19 FOP=[YR=2009] W9 BAS=[YR=2009] N16 W16 S11 FOP=[YR=2009] W42 S10 E10 U3 R3 E10 D3 R3 E16 N10\$ S10 W16 U3 L3 W10 D3 L3 W13 U2 L2 W6 D2 L2 W1 S28FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$ E26FOP=[YR=2009] S1 E11 N1 W1 N4 W10 S4\$ N4 E10 S4 E14 FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$E22 N33\$ S4E9 N4\$ S7 E24 N26\$ PTR=E10FUS=[YR=2009] E14 BAL=[YR=2009] N10 E42 S10 W16 U3 L3 W10 D3 L3 W10\$ E10S10 D4 R4 E8 U4 R4 N10 E16 N10 E16 S47 W3 S6 W11 N 6 W2 N6 W6 N4 W13 N8 W10 S8 W12 S2 W8 S6 W7 N35\$ W10\$.											

TOTAL OB/XF											
23,296											