LOT 19
IN OR 1010/403
1/2 HX INT

CHAPMAN JOANNE M & MICHAEL C &/GARRISON ELEANOR K
331 TROUT RIVER DR
JACKSONVILLE, FL 32208

2023

01-1N-24-1370-0019-0000

BUILDING CHARACTERISTICS

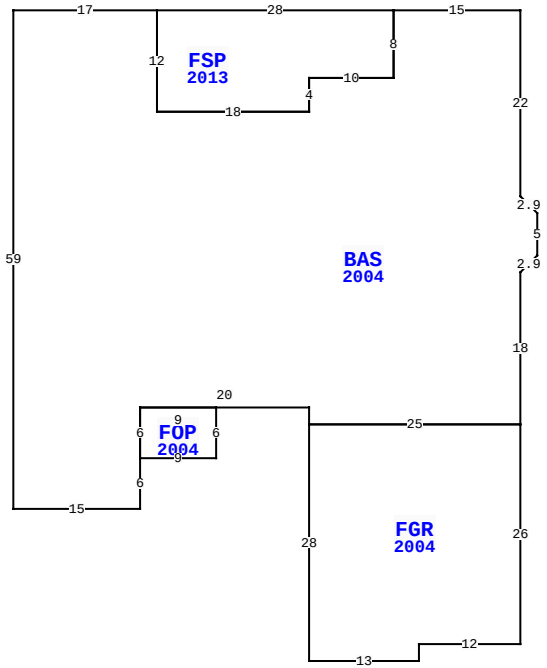
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,768	100	2,768	294,753
FGR	676	55	372	39,613
FOP	54	30	16	1,704
FSP	296	40	118	12,566
TOTALS	3,794		3,274	348,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,274	99.3600	117.99	386,299	2004	2009	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 0 Heated Area: 2768 HX Base Yr



34372 DAYBREAK DR, CALLAHAN

BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	348,635
TOTAL MARKET OB/XF VALUE	35,316
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	418,951
SOH/AGL Deduction	64,510
ASSESSED VALUE	354,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,441
TOTAL JUST VALUE	418,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003097	REPAIR/RRF	15,000	04/18/2018
B14934	SWIM POOL	21,000	01/01/2005
M037135	NEW CONSTR	3,969	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0403	10/01/2001	WD	Q	V		35,500

GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: CHAPMAN JOANNE & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2013] W28 S12 E18 N4 E10 N8$ S8 W10 S4 W18 N12 W17 S59 E15 N6 FOP=[YR=2004] E9 N6 W9 S6$ N6 E20 S2 FGR=[YR=2004] S28 E13 N2 E12 N26 W25$ E25 N18 U2 R2 N5 U2 L2 N22$.

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	0	0	0	3,348.00	SF	4.00	4.00	100	2004	2004	3	86	11,517	
2	0861	POOL GUNIT	0	0	26	14	364.00	SF	85.00	85.00	100	2005	2005	3	44	13,614	
3	1127	BRICK 8"	0	0	15	4	60.00	SF	11.00	11.00	100	2004	2004	3	96	634	
4	0845	KOOL DECK	0	0	0	0	643.00	SF	7.25	7.25	100	2005	2005	3	87	4,056	
5	0462	ST/AL FNC	0	0	0	0	690.00	SF	10.00	10.00	100	2005	2005	3	44	3,036	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
7	0476	VF 6 SBPL	0	0	0	0	102.00	LF	32.00	32.00	100	2005	2005	3	69	2,252	

LAND DESCRIPTION

TOTAL OB/XF 35,316

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/17/2018 BY TWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS