



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8004.00
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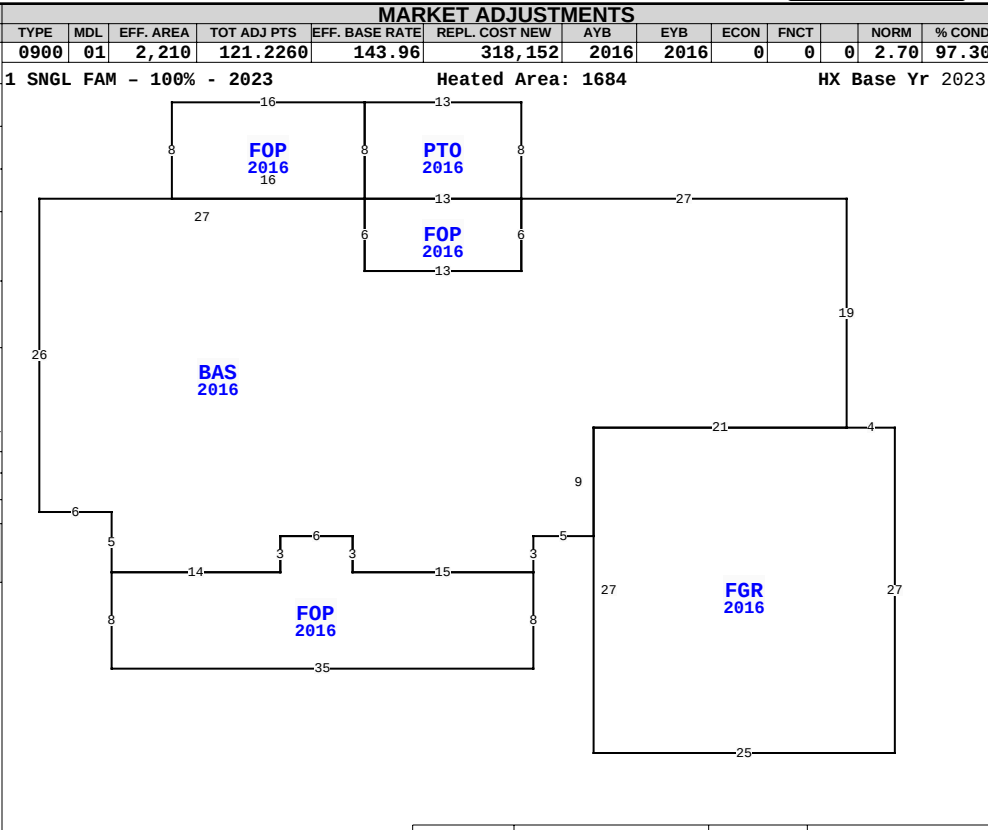
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1,684	235,883
FGR	675	55	371	51,967
FOP	78	30	23	3,222
FOP	128	30	38	5,322
FOP	298	30	89	12,466
PTO	104	5	5	701

TOTALS	2,967		2,210	309,562
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0812	CONCRETE C	0 100	0
2	0510	GARAGE WD-	0 100	30
3	0351	CARPORT MT	0 100	30

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100



34348 DAYBREAK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															38,038
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE					309,562
TOTAL MARKET OB/XF VALUE					38,038
TOTAL LAND VALUE - MARKET					35,000
TOTAL MARKET VALUE					382,600
SOH/AGL Deduction					0
ASSESSED VALUE					382,600
TOTAL EXEMPTION VALUE		HX HB VX			55,000
BASE TAXABLE VALUE					327,600
TOTAL JUST VALUE					382,600
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					290,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530960	CO ISSUED	0	04/11/2016
B1631653	GARAGE	32,134	02/01/2016
B1530960	NEW CONSTR	221,722	08/31/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2586/1406	8/19/2022	WD	Q	I	01	510,000	
GRANTOR: DANE RANDAL B & DEBOR							
GRANTEE: PREVO BRIAN THOMAS							
1977/0123	4/23/2015	WD	Q	V	02	24,000	
GRANTOR: TARKINGTON BILLY RAY							
GRANTEE: DANE RANDALL B & DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2016] W4 BAS=[YR=2016] N19 W27 PTO=[YR=2016] N8 W13 FOP=[YR=2016] W16 S8 E16 N8\$ S8 FOP=[YR=2016] S6 E13 N6 W13\$ E13\$ S6 W13 N6 W27 S26 E6 S5 FOP=[YR=2016] S8E35 N8 W15 N3 W6 S3 W14\$ E14 N3 E6 S3 E15 N3 E5 N9 E21\$ W21 S27 E25 N27\$.									