



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	3	100
Bathrooms	2	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
NEIGHBORHOOD/LOC	8004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2,345	253,616
FGR	528	55	290	31,364
FOP	72	30	22	2,379
FOP	336	30	101	10,923

TOTALS	3,281		2,758	298,283
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0812	CONCRETE C	0 100	0	0	2,426.00	SF	4.00	4.00

TOTAL OB/XF									
13,415									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		0.00	0.00	1.00

TOTAL OB/XF									
13,415									

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13,415									

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13,415									

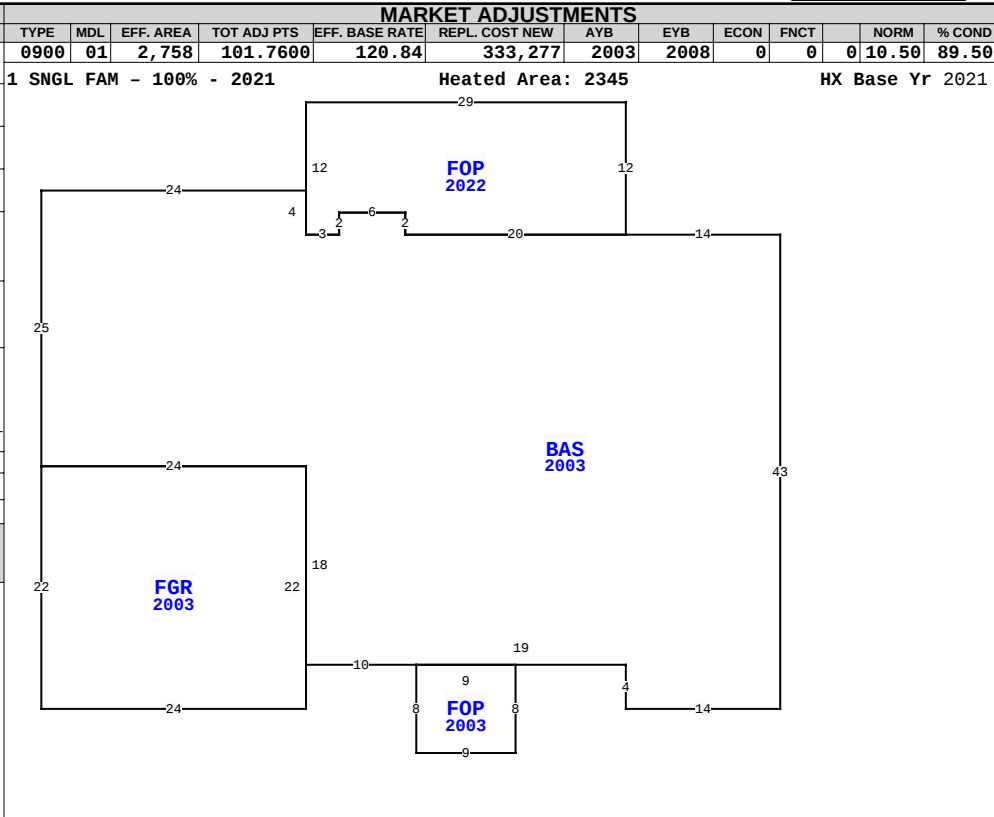
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TOTAL OB/XF									
13,415									



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

34322 DAYBREAK DR, CALLAHAN	
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TOTAL OB/XF									
13,415									

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13,415									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									6

VALUATION SUMMARY									
VALUATION BY									STANDARD

Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			331,561
TOTAL MARKET OB/XF VALUE			13,415
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			379,976
SOH/AGL Deduction			111,841
ASSESSED VALUE			268,135
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			218,135
TOTAL JUST VALUE			379,976
NCON VALUE			56,179
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004019	GARAGE	53,892	03/15/2022
18008630	REPAIR/RRF	17,000	08/23/2018
B0311402	NEW CONSTR	166,328	01/03/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2384/0320	7/31/2020	WD Q	I 01
GRANTOR: MCFALL GERALD JR & DE			
GRANTEE: TURNER MELISSA			
1462/1686	12/04/2006	WD Q	I
GRANTOR: TURNER RICHARD K JR &			
GRANTEE: MCFALL GERALD JR &			

SALE PRICE	
319,000	

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=2003] W14 FOP=[YR=2022] N12 W29 S12 E3 N2 E6 S2 E20\$ W20 N2 W6 S2 W3 N4 W24 S25 FGR=[YR=2003] S22 E24 N22 W24\$ E24 S18 E10 FOP=[YR=2003] S8 E9 N8 W9\$ E19 S4 E14 N43\$.	
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TURNER MELISSA
34322 DAYBREAK DR
CALLAHAN, FL 32011

01-1N-24-1370-0021-0000

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