

TURNER RICHARD & STACEY
34296 DAYBREAK DRIVE
CALLAHAN, FL 32011

01-1N-24-1370-0022-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall MOD METAL 100
Roof Structur 03 GABLE/HIP 100
Roof Cover 12 MODULAR MT 100
Interior Wall N/A 100
Interior Floo N/A 100
Air Condition 99 N/A 100
Heating Type N/A 100
Bedrooms 0 100
Bathrooms 0 100
Frame STEEL 100
Stories 0 0 100
Units 0 100
Occupancy 00 NONE 100

Quality 06 Quality Level 06
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 1,200 100 1,200 21,580

TOTALS 1,200 1,200 21,580

EXTRA FEATURES

L OB/XF 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

LAND DESCRIPTION

TOTAL OB/XF 0

L USE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE 07/16/2020 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 01 1,200 52.4170 18.35 22,020 2020 2020 0 0 2.00 98.00

2 GARAGE RES - 100% - 2007 Heated Area: 1200 HX Base Yr 2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 6 Tax Dist:
BUILDING MARKET VALUE 403,645
TOTAL MARKET OB/XF VALUE 53,376
TOTAL LAND VALUE - MARKET 35,000
TOTAL MARKET VALUE 492,021
SOH/AGL Deduction 217,169
ASSESSED VALUE 274,852
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 224,852
TOTAL JUST VALUE 492,021
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 384,064

Sales Data

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1309/1797 4/14/2005 WD Q V 37,500

GRANTOR: PIKE THOMAS B SR
GRANTEE: TURNER RICHARD & ST
1067/1049 7/10/2002 WD Q V 21,500
GRANTOR: HIGGINBOTHAM DEVELOPM
GRANTEE: PIKE THOMAS B SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S40 E30 N40\$.