LOT 23
IN OR 1037/1653
MORNING DOVE ESTATES PB 6/193

MEEKS HARRIS F & MARTHA F
34260 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0023-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

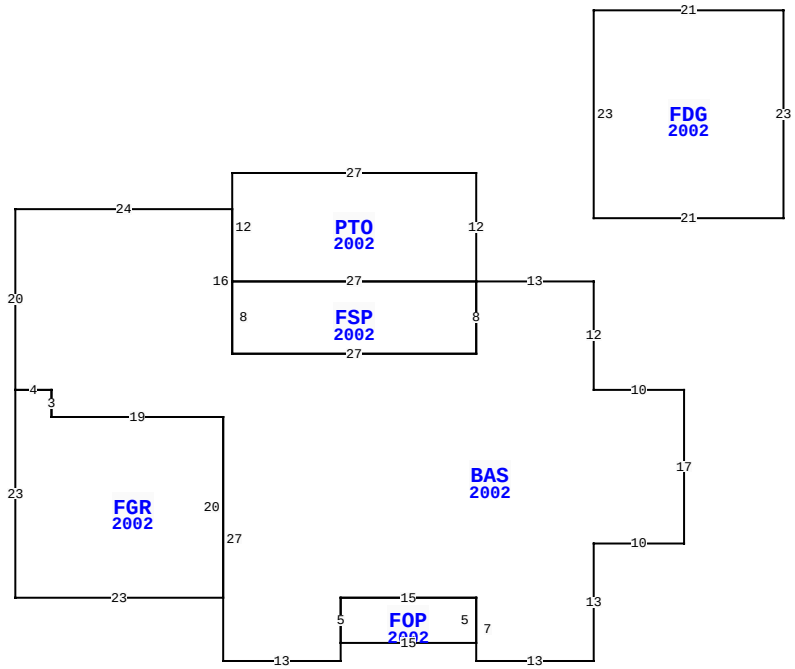
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	229,660
FDG	483	60	290	31,775
FGR	472	55	260	28,489
FOP	75	30	22	2,410
FSP	216	40	86	9,423
PTO	324	5	16	1,753
TOTALS	3,666		2,770	303,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	103.9680	123.46	341,984	2002	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2003 Heated Area: 2096 HX Base Yr



34260 DAYBREAK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,511
TOTAL MARKET OB/XF VALUE		24,465
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		362,976
SOH/AGL Deduction		0
ASSESSED VALUE		362,976
TOTAL EXEMPTION VALUE	13	362,976
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009606	REPAIR/RRF	11,123	10/13/2020
19004145	REPAIR/RRF	15,000	04/24/2019
B029263	GARAGE	13,200	01/01/2002
B018756	NEW CONSTR	136,000	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/1653	2/15/2002	WD	Q	I		189,500
GRANTOR: L O FOURAKER BUILDERS						
GRANTEE: MEEKS HARRIS F & MA						
0995/1450	7/05/2001	WD	U	V	19	20,000
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: L O FOURAKER BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 PTO=[YR=2002] N12 W27 S12 FSP=[YR=2002] S8 E27 N8 W27$ E27 $ S8 W27 N16 W24 S20 FGR=[YR=2002] S23 E23 N20 W19 N3 W4$ E4 S3 E19 S27 E13 N2 FOP=[YR=2002] E15 N5 W15 S5$ N5 E15 S7 E13 N13 E10 N17 W10 N12$ PTR=N30 FDG=[YR=2002] E21 S23 W21 N23$ S30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	3,488.00	SF	4.00	4.00	100	2002	2002	3	83	11,580	
3	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2017	2017	3	82	9,840	

LAND DESCRIPTION

TOTAL OB/XF 24,465

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	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/03/2021 BY TWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS