

LOT 26
IN OR 1101/1578
MORNING DOVE ESTATES PB 6/193

STOKES KERRY W & DEBORAH G
34190 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,499	100	2,499	264,306
FGR	552	55	304	32,152
FOP	1,054	30	316	33,421
UAT	1,100	10	110	11,634
TOTALS	5,205		3,229	341,515

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	2,645.00	SF	4.00	4.00
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00
3	0845	KOOL DECK	0	100	0	0	1,157.00	SF	7.25	7.25
4	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00
7	0462	ST/AL FNC	0	100	0	0	828.00	SF	10.00	10.00
8	0525	GAZEBO	0	100	0	0	1.00	UT	20,000.00	20,000.00
9	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,229	97.3360	115.59	373,240	2004	2004	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2005												
Heated Area: 2499												
HX Base Yr 2005												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

TOTAL OB/XF												
56,327												
34190 DAYBREAK DR, CALLAHAN												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					350,285				
TOTAL MARKET OB/XF VALUE					56,327				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					441,612				
SOH/AGL Deduction					186,090				
ASSESSED VALUE					255,522				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					205,522				
TOTAL JUST VALUE					441,612				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					331,374				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21114	SWIM POOL	40,000	02/01/2008
R09133	REPAIR/RRF	2,500	04/01/2006
M047983	NEW CONSTR	0	01/03/2004
WE030195	XFOB	0	10/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1101/1578	12/18/2002	WD	U	V	07	100	
GRANTOR:HIGGINBOTHAM DEVELOPM							
GRANTEE:STOKES KERRY & DEBO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 S9 W11 S4 FOP=[YR=2004] W36 FGR=[YR=2004] N13 W23 S24 E23 N11 S \$ S8 E6 S47 E18 S3 E16 N3 E19 N11 W7 S4 W13 N2 W10 S2 W13 N14 W3 N27 E23 N7 S \$ S7 W23 S27 E3 S14 E13 N2 E10 S2 E13 N4 E13 N57 \$ PTR= E15 UAT=[YR=2004] E52 S21 W14 S5 W11 N13 W14 S13 W13 N26 \$ W15 \$.									

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