LOT 27
IN OR 981/1163
MORNING DOVE ESTATES PB 6/193

EDMONDS OLIVER B JR & JOYCE B
34158 DAYBREAK DRIVE
CALLAHAN, FL 32011

2023

01-1N-24-1370-0027-0000

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 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

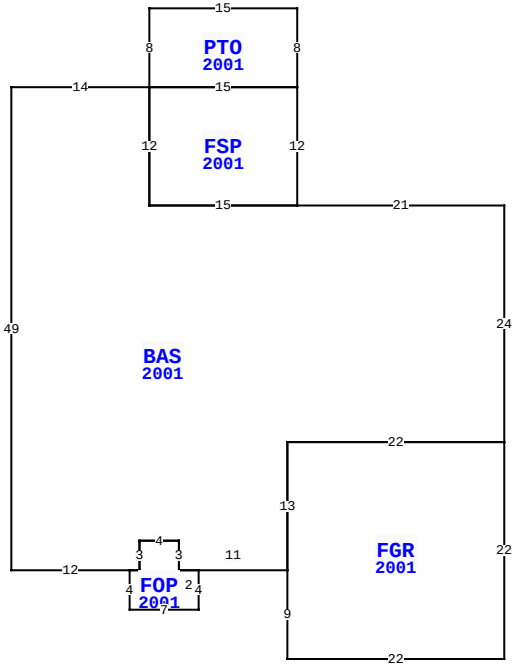
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	183,818
FGR	484	55	266	28,428
FOP	40	30	12	1,282
FSP	180	40	72	7,695
PTO	120	5	6	641
TOTALS	2,544		2,076	221,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	106.8200	126.85	263,341	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2002 Heated Area: 1720 HX Base Yr 2002



34158 DAYBREAK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		221,865
TOTAL MARKET OB/XF VALUE		13,812
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,677
SOH/AGL Deduction		136,526
ASSESSED VALUE		134,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,151
TOTAL JUST VALUE		270,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300713	REPAIR/RRF	15,750	01/18/2023
B018519	NEW CONSTR	116,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0981/1163	4/17/2001	WD	Q	V		23,900

GRANTOR: HIGGINBOTHAM DEVELOPM
GRANTEE: EDMONDS OLIVER JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FSP=[YR=2001] N12 PTO=[YR=2001] N8 W15 S8 E15$ W15 S12 E15$ W15 N12 W14 S49 E12 FOP=[YR=2001] S4 E7 N4 W2 N3 W4 S3 W1$ E1 N3 E4 S3 E11 FGR=[YR=2001] S9 E22 N22 W22 S13$ N13 E22 N24$.

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	0812	CONCRETE C	0	100	0	0	2,181.00	SF	4.00	4.00	100	2001	2001	3	82	7,154	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2001	2001	3	20	682	
3	0812	CONCRETE C	0	100	0	0	384.00	SF	4.00	4.00	100	2001	2001	3	82	1,260	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	36	1,800	
5	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2009	2009	3	45	2,916	

LAND DESCRIPTION

TOTAL OB/XF 13,812

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 03/24/2022 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS