

BRASHEARS DEBORAH L
34490 DAYBREAK DR
CALLAHAN, FL 32011

01-1N-24-1245-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	20		FACE BRICK 100		0900		01	2,458		94.1760		117.72		289,356		2003		2003		0		0		15.00		85.00		
Exterior Wall		03	GABLE/HIP 100		1		SNGL FAM - 100%		- 2004		Heated Area:		2038		HX Base Yr		2004													
Roof Structur		03	GABLE/HIP 100																											
Roof Cover		05	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		2.5	100																											
Frame		02	WOOD FRAME 100																											
Stories		1.	1. 100																											
Units		0	100																											
Occupancy		00	NONE 100																											
Quality		01	Quality Level 01																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		8001	.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		2,038	100	2,038	203,926																									
FGR		506	55	278	27,817																									
FSP		344	40	138	13,808																									
STP		38	10	4	400																									
TOTALS		2,926		2,458	245,953																									
EXTRA FEATURES		34490 DAYBREAK DR, CALLAHAN										BLD DATE				LGL DATE		05/22/2023		MLU										
												XF DATE				LAND DATE														
												INC DATE				AG DATE														
L N	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	1,164.00	SF	4.00	4.00	100	2003	2003	3	83	3,864															
2	0201	BARN WD 10	0 100	61	40	2,440.00	SF	17.00	17.00	100	2004	2004	3	36	14,933															
3	1242	WD DECK A	0 100	0	0	250.00	SF	7.50	7.50	100	2006	2006	3	27	506															