LOT 3
LITTLE MORNING DOVE EST
PB 6/352

VICKERS CARLIE L & MARY F
34502 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1245-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

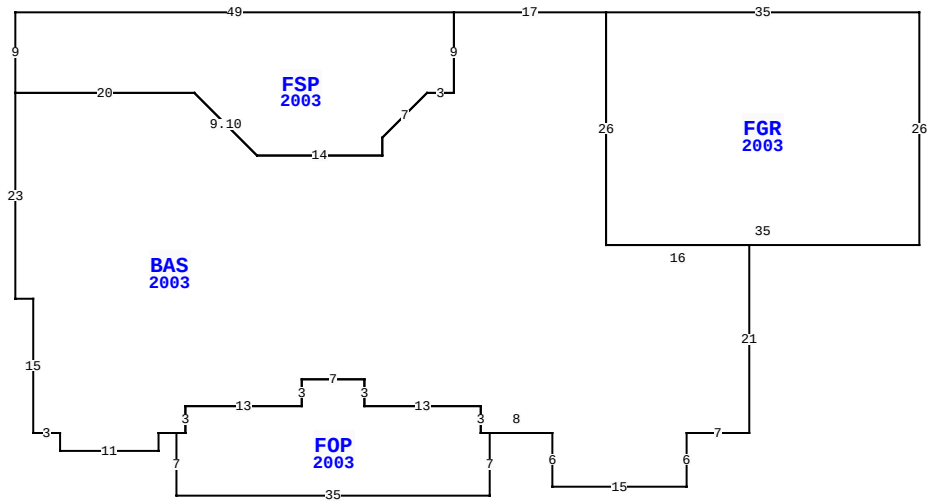
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2,824	299,453
FGR	910	55	500	53,019
FOP	365	30	110	11,664
FSP	576	40	230	24,389
TOTALS	4,675		3,664	388,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,664	95.5800	119.48	437,775	2003	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2004 Heated Area: 2824 HX Base Yr 2004



34502 DAYBREAK DR, CALLAHAN

BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		388,525
TOTAL MARKET OB/XF VALUE		32,802
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		501,327
SOH/AGL Deduction		191,274
ASSESSED VALUE		310,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,053
TOTAL JUST VALUE		501,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002759	NEW ROOF	15,250	03/08/2021
B18565	GARAGE	0	09/01/2006

SALES DATA

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

BUILDING NOTES

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	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2003	2003	3	83	3,108	
2	0202	BARN WD 30	0	100	72	54	3,888.00	SF	15.00	15.00	100	2007	2007	3	48	27,994	
3	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2003	2003	3	21	393	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2003	2003	3	21	1,210	
5	1242	WD DECK A	0	100	0	0	46.00	SF	10.00	10.00	100	2003	2003	3	21	97	

BUILDING DIMENSIONS

FGR=[YR=2003] W35 BAS=[YR=2003] W17 FSP=[YR=2003] W49 S9 E20 D7 R7 E14 N2 U5 R5 E3 N9$ S9 W3 D5 L5 S2 W14 U7 L7 W20 S23 E2 S15 E3 S2 E11 N2 E2 FOP=[YR=2003] S7 E35 N7 W1 N3 W13 N3 W7 S3 W13 S3 W1$ E1 N3 E13 N3 E7 S3 E13 S3 E8 S6 E15 N6 E7 N21 W16 N26$ S26 E35 N26$.

LAND DESCRIPTION

TOTAL OB/XF 32,802

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 05/07/2021 BY TWX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS