

BUMGARDNER CHAD ALAN & DIANE LYNNE
34047 DAYBREAK DRIVE
CALLAHAN, FL 32011

01-1N-24-1370-0002-0000

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 70		
Interior Floo	11	CLAY TILE 30		
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	2,181	100	2,181	257,594
FGR	550	55	302	35,669
FOP	135	30	40	4,724
FOP	184	30	55	6,496
UOP	90	20	18	2,126
USP	200	30	60	7,087
TOTALS	3,340		2,656	313,696

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	1,820.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0476	VF 6 SBPL	0 100	0	0	98.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,656	106.4640	133.08	353,460	2003	2008		0	0 11.25	88.75

1 SNGL FAM - 100% - 2022

Heated Area: 2181

HX Base Yr 2022

The floor plan shows a large rectangular building footprint with several internal divisions. Key areas are highlighted in blue boxes with labels: USP 2021 (top left), UOP 2021 (top right), FOP 2003 (middle left), BAS 2003 (center), and FGR 2003 (bottom right). Dimensions are provided for walls and sections throughout the plan.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					313,696				
TOTAL MARKET OB/XF VALUE					13,042				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					361,738				
SOH/AGL Deduction					117,113				
ASSESSED VALUE					244,625				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					194,625				
TOTAL JUST VALUE					361,738				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,730				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010360	SCREEN ROOM	6,153	08/06/2021
20010717	REPAIR/RRF	16,500	12/21/2020
B029938	NEW CONSTR	158,128	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2429/0606	1/19/2021	WD	Q	I	02	325,000	

GRANTOR: DEVEVO EDMOND E & MAN
GRANTEE: BUMGARDNER CHAD ALA
1509/1592 7/03/2007 WD Q I 298,000
GRANTOR: STEVENS JOEL M & ROSE
GRANTEE: DEVEVO EDMOND E & M

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2003] W22 UOP=[YR=2021] N10 W9 USP=[YR=2021] W20 S10 E4 FOP=[YR=2003] S9 E15 N9 W15\$ E16 N10\$ S10 E9\$ W10 S9 W15 N9 W14 S50 E16 FOP=[YR=2003] E23 FGR=[YR=2003] E22 N26 W7 S2 W11 N2 W4 S26\$ N8 W23 S8\$ N8 E23 N18 E4 S2 E11 N2 E7 N24 \$.									

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF 13,042

REVIEW DATE	12/22/2021	BY	TW	Total Acres:	0.00	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000	PRINTED 08/06/2024 BY SYS
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------	---------------------------