

LOT 3
IN OR 1942/97
MORNING DOVE ESTATES PB 6/193

JACOBS GEORGE K III & HOLLIE M
34073 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0003-0000



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 60
Interior Floo	12	HARDWOOD 40
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
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NEIGHBORHOOD/LOC	8004.00
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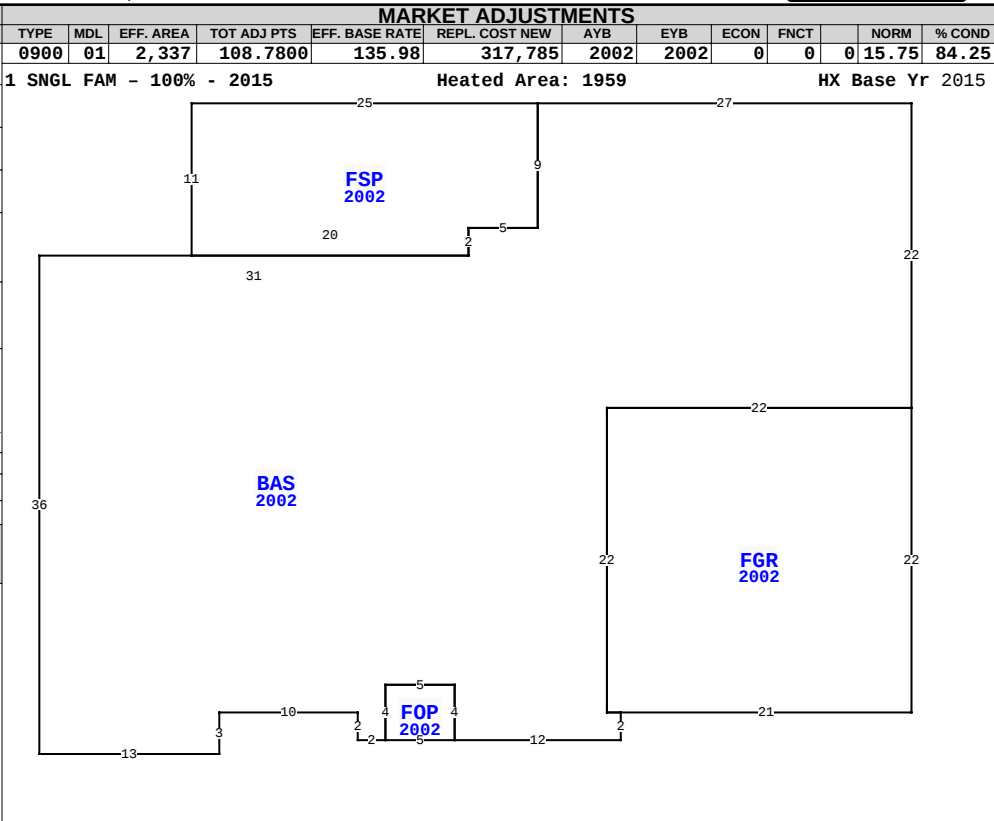
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1,959	224,429
FGR	484	55	266	30,474
FOP	20	30	6	687
FSP	265	40	106	12,144

TOTALS	2,728	2,337	267,734
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,290.00	SF	4.00
3	0511	GARAGE CB-	0	100	0	0	1,010.00	SF	40.00
4	0350	CARPORT WD	0	100	0	0	286.00	SF	13.00
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	739.00	SF	7.25
7	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00
8	0479	VF PICKET	0	100	0	0	124.00	LF	10.00
9	0511	GARAGE CB-	0	100	36	10	360.00	SF	40.00

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

REVIEW DATE	03/02/2020	BY	TWA
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34073 DAYBREAK DR, CALLAHAN

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

TOTAL OB/XF										77,926		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	

Market: 0	Agricultural: 0	Common: 35,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		267,734	
TOTAL MARKET OB/XF VALUE		77,926	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		380,660	
SOH/AGL Deduction		123,804	
ASSESSED VALUE		256,856	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		206,856	
TOTAL JUST VALUE		380,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002982	REPAIR/RRF	22,619	02/23/2022
B0210346	GARAGE	37,152	10/01/2002
B029801	NEW CONSTR	140,866	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1942/0097	10/10/2014	WD	Q	I	01
GRANTOR: NODINE CARL H & SHERR					SALE PRICE
GRANTEE: JACOBS GEORGE K III					260,000
1055/1368	5/14/2002	WD	Q	V	
GRANTOR: HIGGINBOTHAM DEVELOPM					22,900
GRANTEE: NODINE CARL H & SHE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W27 FSP=[YR=2002] W25 S11 E20 N2 E5 N9 \$ S9 W5 S2 W31 S36 E13 N3 E10 S2 E2 FOP=[YR=2002] E5 N4 W5 S4\$ N4 E5 S4 E12 N2 FGR=[YR=2002] E21 N22 W22 S22 E1 \$ W1 N22 E22 N22 \$.									