

JEFFERSON JERAMIE &/SCARBOROUGH CRYSTAL
34097 DAYBREAK DR
CALLAHAN, FL 32011

01-1N-24-1370-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																		
ELEMENT		CD	20		FACE BRICK 100		0900		MDL	01	2,470		107.7120		EFF. BASE RATE		134.64		REPL. COST NEW		332,561		2000		2000		ECON		0		FNCT		0		17.25		82.75	
Exterior Wall		03	03		GABLE/HIP 100		1		SINGL FAM - 100%		- 2017		Heated Area: 2004		HX Base Yr 2017																							
Roof Structur		03	03		COMP SHNGL 100																																	
Roof Cover		05	05		DRYWALL 100																																	
Interior Wall		14	14		CARPET 60																																	
Interior Floo		11	11		CLAY TILE 40																																	
Air Condition		03	03		CENTRAL 100																																	
Heating Type		04	04		AIR DUCTED 100																																	
Bedrooms					4 100																																	
Bathrooms					2 100																																	
Frame		02	02		WOOD FRAME 100																																	
Stories		1.	1.		1. 100																																	
Units		0	0		100																																	
Occupancy		00	00		NONE 100																																	
Quality		03	03		Quality Level 03																																	
DOR CODE		0100	0100		SINGLE FAMILY																																	
MAP NUM					MKT AREA																																	
NEIGHBORHOOD/LOC		8004.00	8004.00																																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS		2,004	100	2,004	223,275																																	
FGR		576	55	317	35,319																																	
FOP		198	30	59	6,574																																	
UOP		452	20	90	10,028																																	
TOTALS		3,230		2,470	275,194																																	
EXTRA FEATURES		34097 DAYBREAK DR, CALLAHAN										BLD DATE				LGL DATE																						
												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	0810	CONCRETE A	0 100	0	0	2,300.00	SF	6.50	6.50	100	2000	2000	3	79	11,811																							
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2001	2001	3	20	720																							
3	0861	POOL GUNIT	0 100	26	15	390.00	SF	85.00	85.00	100	2013	2013	3	71	23,537																							
4	0855	CONC PAVER	0 100	0	0	695.00	SF	10.00	10.00	100	2013	2013	3	94	6,533																							
5	0754	FOP	0 100	12	10	120.00	SF	30.00	30.00	100	2013	2013	3	60	2,160																							
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680																							
LAND DESCRIPTION																	TOTAL OB/XF										46,441											
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																					

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