LOT 6
MORNING DOVE ESTATES PB 6/193

WILKINSON KENDELL & LORI E L/E/
34157 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0006-0000

BUILDING CHARACTERISTICS

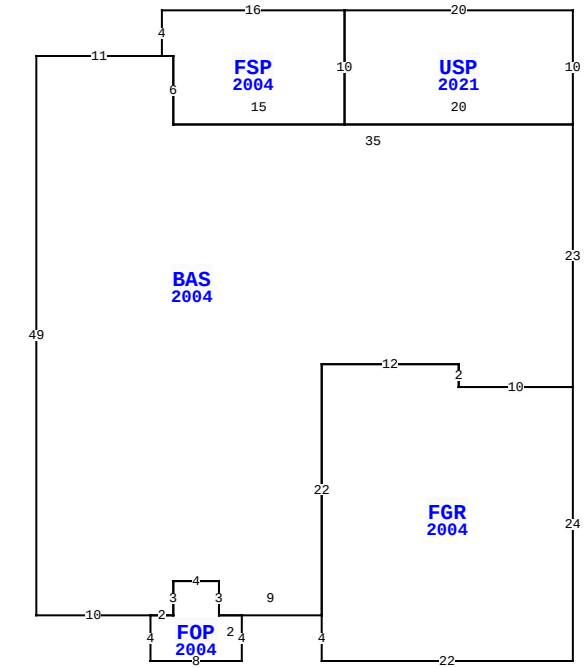
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,617	100	1,617	188,547
FGR	552	55	304	35,447
FOP	44	30	13	1,516
FSP	154	40	62	7,230
USP	200	30	60	6,996
TOTALS	2,567		2,056	239,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,056	108.7800	135.98	279,575	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 1617 HX Base Yr 2005



34157 DAYBREAK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,736
TOTAL MARKET OB/XF VALUE		67,971
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		337,707
SOH/AGL Deduction		152,985
ASSESSED VALUE		184,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,722
TOTAL JUST VALUE		337,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002311	REPAIR/RRF	18,895	02/22/2023
21003151	SCREEN RM	18,905	03/16/2021
21000192	SWIM POOL	54,544	01/12/2021
B0412195	NEW CONSTR	130,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/0648	5/14/2021	WD	U	I	11	100
GRANTOR: WILKINSON KENDELL E &						
GRANTEE: WILKINSON COURTNEY						
1153/1798	7/16/2003	WD	Q	V		28,000
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: WILKINSON KENDELL &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W20 FSP=[YR=2004] W16 S4 BAS=[YR=2004] W11 S49 E10 FOP=[YR=2004] S4 E8 N4 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E9 FGR=[YR=2004] S4 E22 N24 W10 N2 W12 S22$ N22 E12 S2 E10 N23 W35 N6 W1$ E1 S6 E15 N10$ S10 E20 N10$.

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	0812	CONCRETE C	0	100	0	0	2,587.00	SF	4.00	4.00	100	2004	2004	3	84	8,692	
2	1127	BRICK 8"	0	100	0	0	40.00	SF	5.50	5.50	100	2004	2004	3	96	211	
3	0510	GARAGE WD-	0	100	30	12	360.00	SF	26.95	26.95	100	2007	2007	3	48	4,657	
4	0861	POOL GUNIT	0	100	0	0	355.00	SF	85.00	85.00	100	2021	2021	3	95	28,666	
5	0855	CONC PAVER	0	100	0	0	825.00	SF	10.00	10.00	100	2021	2021	3	99	8,168	
6	0911	SCRN RM A	0	100	36	30	1,080.00	SF	17.50	17.50	100	2021	2021	3	93	17,577	

LAND DESCRIPTION

TOTAL OB/XF 67,971

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/07/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS