

LOT 8
IN OR 1122/1908
MORNING DOVE ESTATES PB 6/193

REGULACION REYNALDO R & MISTY
34207 DAYBREAK DR
CALLAHAN, FL 32011

2024

01-1N-24-1370-0008-0000



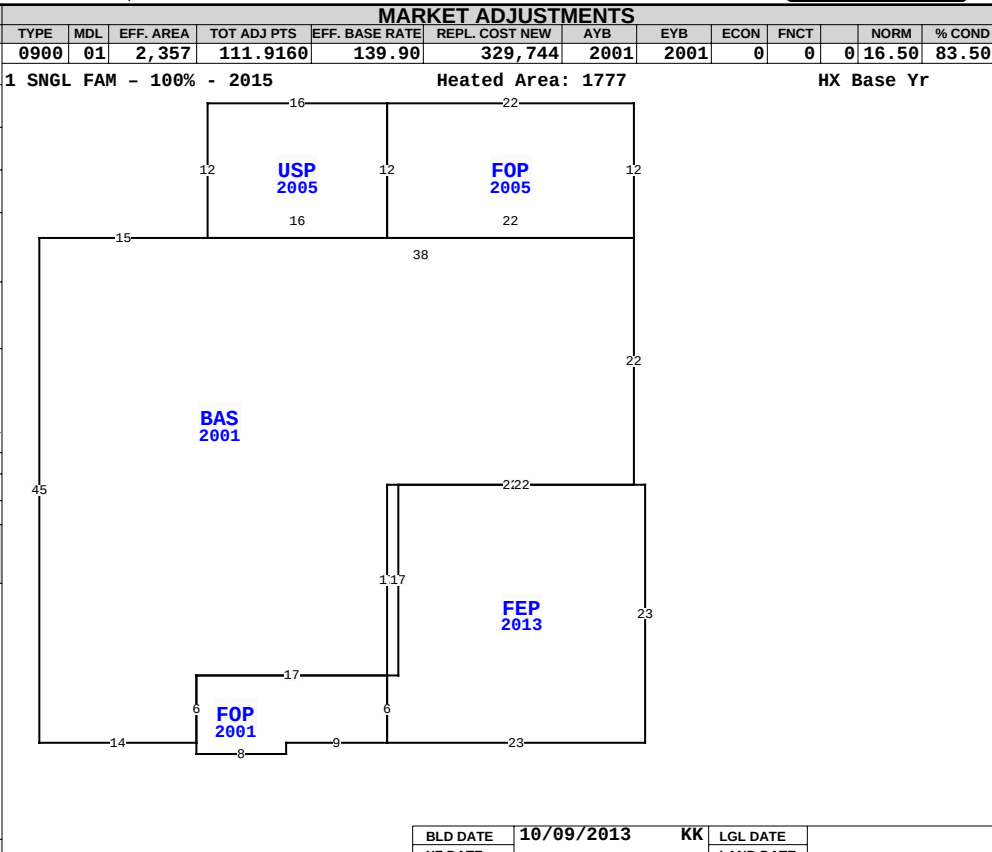
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,777	100	1,777	207,583
FEP	512	80	410	47,895
FOP	110	30	33	3,855
FOP	264	30	79	9,228
USP	192	30	58	6,775
TOTALS	2,855		2,357	275,336

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
4	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	
5	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	852.00	SF	7.00	7.00	
7	0510	GARAGE WD-	0	100	20	17	340.00	SF	35.00	35.00	

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



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
4	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	
5	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	852.00	SF	7.00	7.00	
7	0510	GARAGE WD-	0	100	20	17	340.00	SF	35.00	35.00	

TOTAL OB/XF											
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,560.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
4	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	
5	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	852.00	SF	7.00	7.00	
7	0510	GARAGE WD-	0	100	20	17	340.00	SF	35.00	35.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		275,336	
TOTAL MARKET OB/XF VALUE		35,021	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		345,357	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,357	
TOTAL EXEMPTION VALUE		13	345,357
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		345,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010519	REPAIR/RRF	15,000	07/11/2022
B15630	SWIM POOL	30,250	05/01/2005
P014640	NEW CONSTR	0	04/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1122/1908	3/19/2003	WD	U	I	01	100	
GRANTOR: REGULACION REYNALDO R							
GRANTEE: REGULACION REYNALDO							
1024/1234	12/13/2001	WD	Q	I		147,500	
GRANTOR: GREEN NOLAN D							
GRANTEE: REGULACION REYNALDO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2005] W22 USP=[YR=2005] W16 S12 BAS=[YR=2001] W15 S45 E14 FOP=[YR=2001] S1 E8 N1 E9 FEP=[YR=2013] E23 N23 W22 S17 W1 S6\$ N6 W17 S6\$ N6 E17 N17 E22 N22 W38\$ E16 N12\$ S12 E22 N12\$.											