

LOT 9
IN OR 2012/426
MORNING DOVE ESTATES PB 6/193

LEE KATHERINE ANN &/KENT JEFFREY L (JT/RS)
34241 DAYBREAK DR
CALLAHAN, FL 32011

2024

01-1N-24-1370-0009-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	

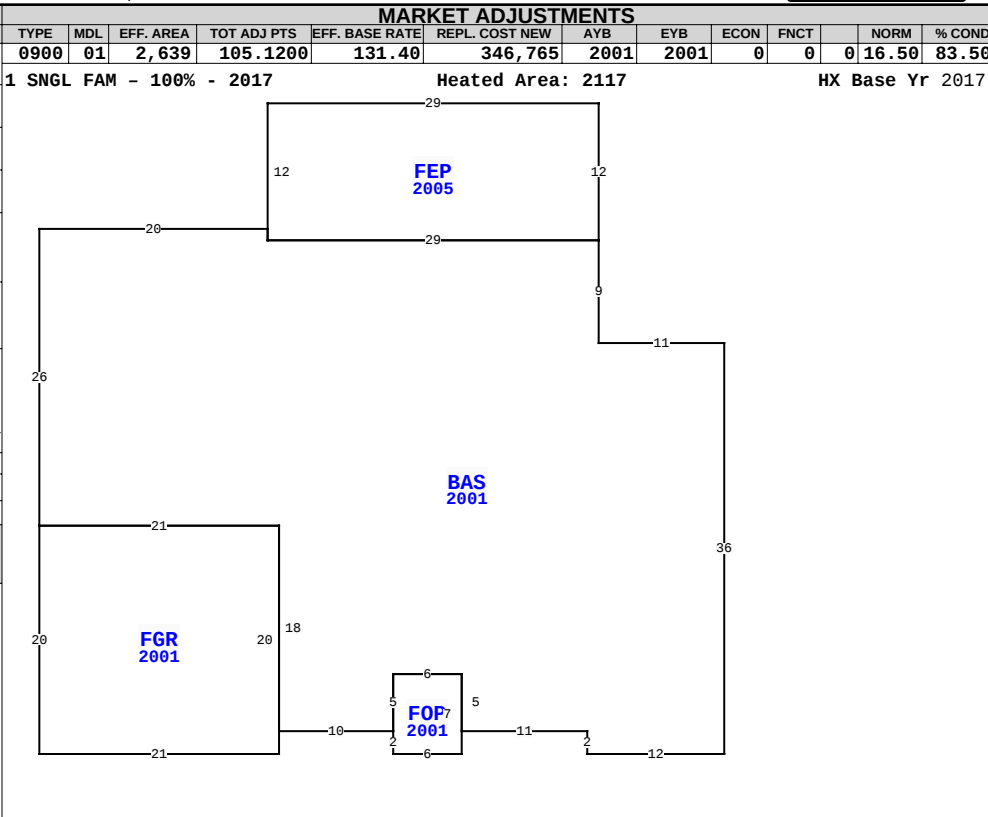
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	232,275
FEP	348	80	278	30,502
FGR	420	55	231	25,345
FOP	42	30	13	1,426

TOTALS	2,927		2,639	289,549
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,091.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	
4	0861	POOL GUNIT	0 100	29	15	435.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	465.00	SF	7.25	
6	0811	CONCRETE B	0 100	0	0	976.00	SF	5.20	
7	1127	BRICK 8"	0 100	0	0	48.00	SF	11.00	
8	0351	CARPORT MT	0 100	30	24	720.00	SF	10.00	

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 03/24/2022 BY TWA



BLD DATE	10/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
32,757									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,091.00	SF	4.00	
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32,757									
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1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					289,549				
TOTAL MARKET OB/XF VALUE					32,757				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					357,306				
SOH/AGL Deduction					102,392				
ASSESSED VALUE					254,914				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					204,914				
TOTAL JUST VALUE					357,306				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					347,429				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003592	REPAIR/RRF	14,300	03/07/2022
B0311737	SWIM POOL	14,630	09/01/2003
B007673	NEW CONSTR	120,000	12/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2012/0426	10/23/2015	WD	Q	I	01	256,500	
GRANTOR: PATE GARY E & DENA J							
GRANTEE: LEE KATHERINE ANN &							
1396/1737	3/17/2006	WD	Q	I		285,000	
GRANTOR: HENKEL MICHAEL E & JE							
GRANTEE: PATE GARY E & DENA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W11 N9 FEP=[YR=2005] N12W29 S12E29\$ W29 N1 W20 S26 FGR=[YR=2001] S20 E21 N20 W21\$ E21 S18 E10 FOP=[YR=2001] S2 E6 N7 W6 S5 \$ N5 E6 S5 E11 S2 E12 N36\$.									

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