

LOT 10
IN OR 1176/1710
MORNING DOVE ESTATES PB 6/193

COSTON RONALD & KEBRA
34267 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0010-0000



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 90
Interior Floo	11	CLAY TILE 10
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	

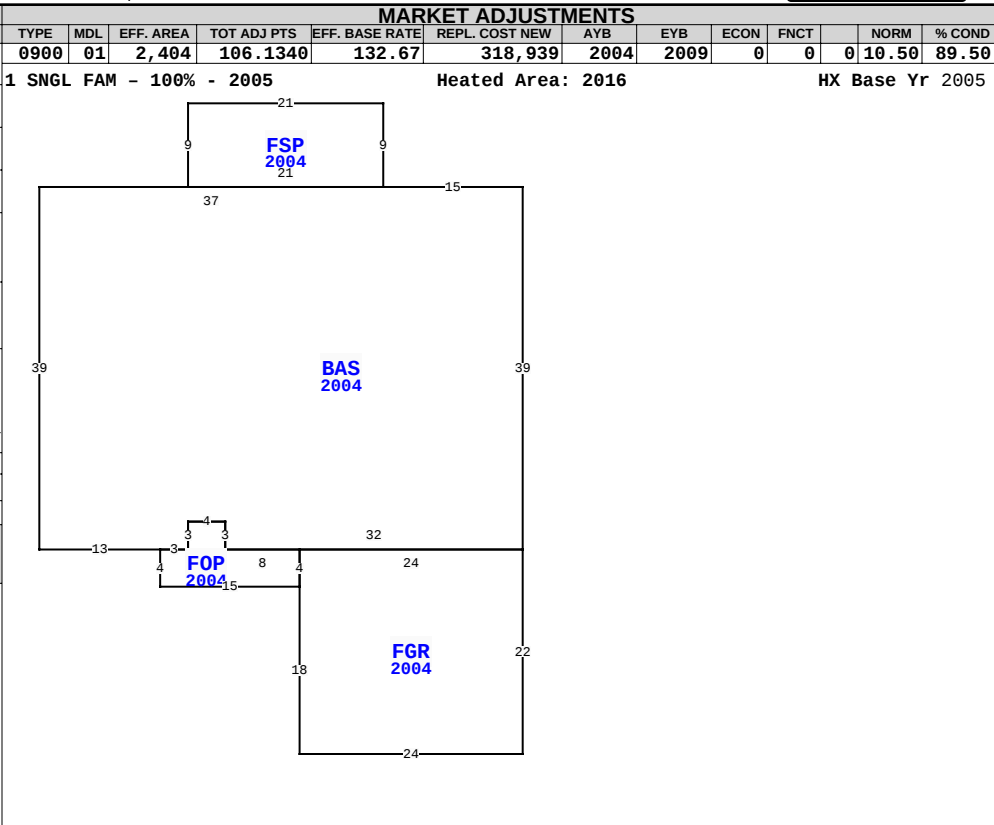
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	239,379
FGR	528	55	290	34,434
FOP	72	30	22	2,613
FSP	189	40	76	9,024

TOTALS	2,805		2,404	285,450
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	2,388.00	SF	4.00	4.00	100	2004
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	2004
4	0351	CARPORT MT	0 100	40	30	1,200.00	SF	6.30	6.30	100	2016

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

REVIEW DATE 02/11/2022 BY TWX



34267 DAYBREAK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
17,556	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000								

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										285,450	
TOTAL MARKET OB/XF VALUE										17,556	
TOTAL LAND VALUE - MARKET										35,000	
TOTAL MARKET VALUE										338,006	
SOH/AGL Deduction										179,809	
ASSESSED VALUE										158,197	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										108,197	
TOTAL JUST VALUE										338,006	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										326,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010689	ROOF	10,700	08/13/2021
E0412285	NEW CONSTR	0	01/01/2004
WE030181	NEW CONSTR	0	10/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1176/1710	10/01/2003	WD	Q	V		27,500	
GRANTOR: MARKHAM CHRISTOPHER &							
GRANTEE: COSTON RONALD & KEB							
1055/1127	5/14/2002	WD	Q	V		25,000	
GRANTOR: HIGGINBOTHAM DEVELOPM							
GRANTEE: MARKHAM CHRISTOPHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 FSP=[YR=2004] N9 W21 S9 E21\$ W37 S39 E13 FOP=[YR=2004] S4 E15 FGR=[YR=2004] S18 E24 N22 W24 S4 \$ N4 W8 N3 W4 S3 W3\$ E3 N3 E4 S3 E32 N39\$.											

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