

POTROK PAUL A & CHERRI R
34357 DAYBREAK DR
CALLAHAN, FL 32011

01-1N-24-1370-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

20 FACE BRICK 90
05 AVERAGE 10
08 IRREGULAR 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 50
15 HARDTILE 50
03 CENTRAL 100
04 AIR DUCTED 100
5 100
3.5 100

02 WOOD FRAME 100
2. 2. 100
0 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,8971002,897319,379
FGR8395546150,823
FOP20230616,725
FOP24130727,938
FUS52910052958,320

TOTALS4,7084,020443,184

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100003,255.00SF4.004.001002004200438410,937
20504FP-ELECTRI0100001.00UT2,000.002,000.00100200420043881,760
31127BRICK 8"0100007.00SF11.0011.001002004200439674
40861POOL GUNIT010000325.00SF85.0085.001002008200835214,365
50855CONC PAVER0100001,658.00SF7.007.001002008200838910,329
60462ST/AL FNC010000612.00SF10.0010.00100200820083523,182
70812CONCRETE C0100001,500.00SF4.004.00100202120213995,940

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006OR0.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE03/24/2022BYTWATotal Acres: 0.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900014,020102.2560127.82513,836200420040013.7586.25

1 SNGL FAM - 100% - 2016Heated Area: 3426HX Base Yr 2016

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE443,184
TOTAL MARKET OB/XF VALUE46,587
TOTAL LAND VALUE - MARKET35,000
TOTAL MARKET VALUE524,771
SOH/AGL Deduction169,841
ASSESSED VALUE354,930
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE304,930
TOTAL JUST VALUE524,771
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE508,083

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNSALE PRICE

2021/056712/29/2015WDQI01325,000

GRANTOR: BATROUS DAVID JASON &
GRANTEE: POTROK PAUL A & CHE
1167/19839/04/2003WDQV29,000
GRANTOR: HOLTON ROBERT R & JOA
GRANTEE: BATROUS DAVID J & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] N4 W26 D3 R3 S8 E20
N4 R3 U3 \$ D3 L3 S4 W20 N8 L3 U3 W3 U13 L13 D13 L14
D3 R3 D4 L4 S39 FGR=[YR=2004] S34 E14 N1 E11 N31
FOP=[YR=2004] E29 N6 W11 N4 W7 S4 W11 S6\$ N2 W25\$ E25 N4 E11
N4 E7 S4 E11 S7 E14 N42\$ PTR=E15 FUS=[YR=2004] E5 N19 E21 S24
W26 N5\$ W15\$.