LOT 16
MORNING DOVE ESTATES PB 6/193

RHODEN JAMES CHRISTOPHER & VIRGINA RENEE
34444 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0016-0000

BUILDING CHARACTERISTICS

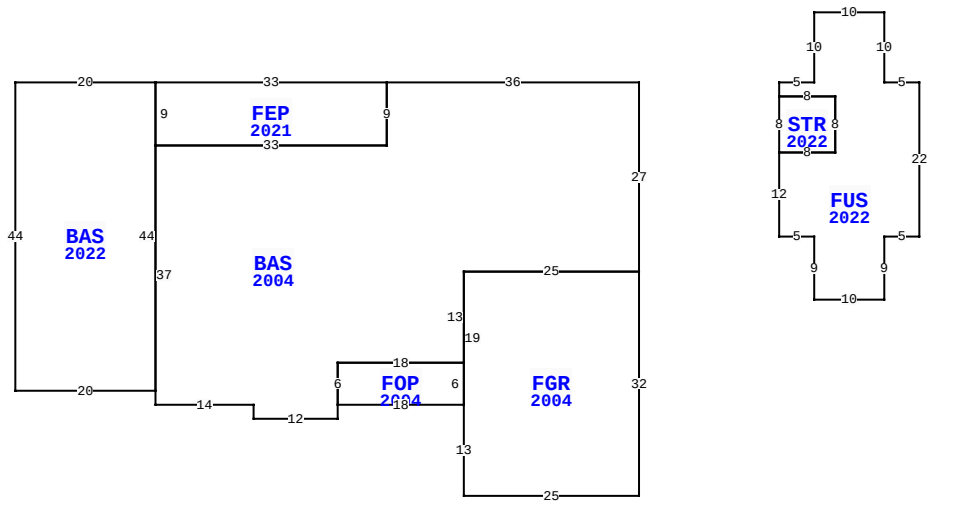
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,318	100	2,318	219,401
BAS	880	100	880	83,292
FEP	297	80	238	22,527
FGR	800	55	440	41,646
FOP	108	30	32	3,029
FUS	566	100	566	53,572
STR	64	10	6	568
TOTALS	5,033		4,480	424,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,480	88.3080	110.38	494,502	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 3764 HX Base Yr 2005



34444 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		424,035
TOTAL MARKET OB/XF VALUE		81,816
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		540,851
SOH/AGL Deduction		114,803
ASSESSED VALUE		426,048
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,048
TOTAL JUST VALUE		540,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004546	SWIM POOL	80,000	03/23/2022
21015134	SHINGLES	20,000	11/02/2021
21006168	ADDITION	195,870	05/13/2021
18008047	CARPORT	17,638	08/07/2018
B0311960	NEW CONSTR	180,414	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/1353	11/21/2020	QC	U	I	11	100
GRANTOR: RHODEN JAMES C & VIRG						
GRANTEE: RHODEN JAMES CHRIST						
1053/0379	5/01/2002	WD	Q	V		39,900
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: RHODEN JAMES C & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 FEP=[YR=2021] W33 BAS=[YR=2022] W20 S44 E20 N44$ S9 E33 N9$ S9 W33 S37 E14 S2 E12 N2 FOP=[YR=2004] E18 FGR=[YR=2004] S13 E25 N32 W25 S19$ N6 W18 S6$ N6 E18 N13 E25 N27$ PTR=E20 FUS=[YR=2022] E5 N10 E10 S10 E5 S22 W5 S9 W10 N9 W5 N12 STR=[YR=2022] N8 E8 S8 W8$ E8 N8 W8 N2$ W20$.

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	2,411.00	SF	4.00	4.00	100	2004	2004	3	84	8,101	
2	0351	CARPORT MT	0	100	40	18	720.00	SF	6.30	6.30	100	2018	2018	3	82	3,720	
3	0861	POOL GUNIT	0	100	0	0	562.00	SF	85.00	85.00	100	2022	2022	3	98	46,815	
4	0855	CONC PAVER	0	100	0	0	2,318.00	SF	10.00	10.00	100	2022	2022	3	100	23,180	

LAND DESCRIPTION

TOTAL OB/XF 81,816

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	000133	C	SFR LAKE	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS