



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAL	381	15	57	8,628
BAS	2,367	100	2,367	358,266
FDG	624	60	374	56,609
FGR	474	55	261	39,505
FGR	474	55	261	39,505
FOP	36	30	11	1,665
FOP	51	30	15	2,271
FOP	381	30	114	17,255
FUS	2,138	100	2,138	323,606
TOTALS	6,926		5,598	847,308

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,762.00	SF	4.00	4.00	
2	0855	CONC PAVER	0	100	0	0	1,268.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100	0006		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	% COND
0500	11	5,598	129.3634	194.05	1,086,292	2009	2009	0	0	15	78.00
1 SFR CUST - 100% - 2023											
Heated Area: 4505											
HX Base Yr 2023											

34420 DAYBREAK DR, CALLAHAN				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,762.00	SF	4.00	4.00	100	2009	2009	3	90	9,943	
1,268.00	SF	10.00	10.00	100	2014	2014	3	95	12,046	
42.00	LF	32.00	32.00	100	2014	2014	3	87	1,169	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										847,308	
TOTAL MARKET OB/XF VALUE										23,158	
TOTAL LAND VALUE - MARKET										35,000	
TOTAL MARKET VALUE										905,466	
SOH/AGL Deduction										356,434	
ASSESSED VALUE										549,032	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										499,032	
TOTAL JUST VALUE										905,466	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										573,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013681	REPAIR/RRF	50,000	09/08/2022
B1226628	REPAIR/RRF	4,000	11/01/2012
C21801	CO ISSUED	0	06/04/2009
E21408	NEW CONSTR	8,000	11/01/2008
M14251	H/AC	0	11/01/2008
E21243	ELEC OTHER	0	09/01/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2568/1285	5/06/2022	WD	U	I	30	184,300			
GRANTOR: BLOUNT JAMES ROBERT J									
GRANTEE: BLOUNT JAMES ROBERT									
2353/1649	4/10/2020	WD	Q	I	01	575,000			
GRANTOR: RHODEN EARICE RAY JR									
GRANTEE: BLOUNT JAMES ROBERT									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FDG=[YR=2009] W24 S19 FOP=[YR=2009] W9 BAS=[YR=2009] N16 W16 S11 FOP=[YR=2009] W42 S10 E10 U3 R3 E10 D3 R3 E16 N10\$ S10 W16 U3 L3 W10 D3 L3 W13 U2 L2 W6 D2 L2 W1 S28FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$ E26FOP=[YR=2009] S1 E11 N1 W1 N4 W10 S4\$ N4 E10 S4 E14 FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$E22 N33\$ S4E9 N4\$ S7 E24 N26\$ PTR=E10FUS=[YR=2009] E14 BAL=[YR=2009] N10 E42 S10 W16 U3 L3 W10 D3 L3 W10\$ E10S10 D4 R4 E8 U4 R4 N10 E16 N10 E16 S47 W3 S6 W11 N 6 W2 N6 W6 N4 W13 N8 W10 S8 W12 S2 W8 S6 W7 N35\$ W10\$.											