LOT 18
MORNING DOVE ESTATES PB 6/193

BROWARD JOHN E EST
628 NW 227TH ST
LAWTEY, FL 32058

2024

01-1N-24-1370-0018-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

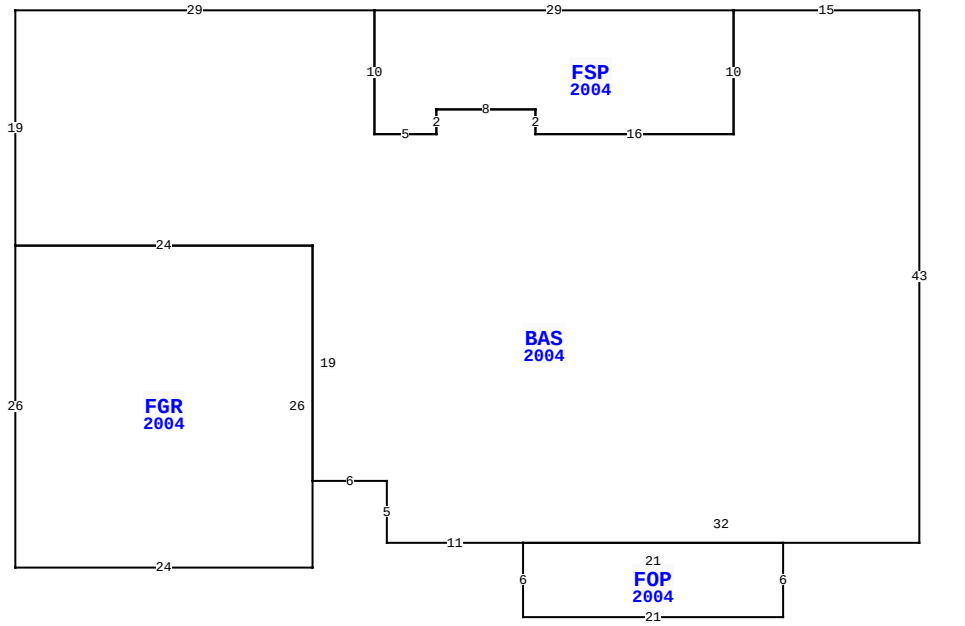
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	2,259	266,157
FGR	624	55	343	40,412
FOP	126	30	38	4,477
FSP	274	40	110	12,960
TOTALS	3,283		2,750	324,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	109.9200	137.40	377,850	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2020 Heated Area: 2259 HX Base Yr 2020



34394 DAYBREAK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		338,232
TOTAL MARKET OB/XF VALUE		16,518
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		389,750
SOH/AGL Deduction		177,405
ASSESSED VALUE		212,345
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		157,345
TOTAL JUST VALUE		389,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012736	REPAIR/RRF	21,000	08/19/2022
19011854	GARAGE	34,776	11/13/2019
B0413158	NEW CONSTR	165,816	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2311/0425	10/04/2019	WD	Q	I	01	291,000
GRANTOR: KISELA MARY ANN						
GRANTEE: BROWARD JOHN E & GW						
1283/1021	12/23/2004	WD	Q	I		245,000
GRANTOR: JONES SCOTT E						
GRANTEE: KISELA MARY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2004] W29 S10 E5 N2 E8 S2 E16 N10$ S10 W16 N2 W8 S2 W5 N10 W29 S19 FGR=[YR=2004] S26 E24 N26 W24$ E24 S19 E6 S5 E11 FOP=[YR=2004] S6 E21 N6 W21$ E32 N43$
.

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	2,306.00	SF	4.00	4.00	100	2004	2004	3	84	7,748	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0303	FLT DOCK W	0	100	12	11	132.00	SF	26.00	26.00	100	2013	2013	3	71	2,437	
4	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2013	2013	3	60	288	
5	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	2020	2020	3	99	2,965	

LAND DESCRIPTION

TOTAL OB/XF 16,518

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 12/13/2022 BY WWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

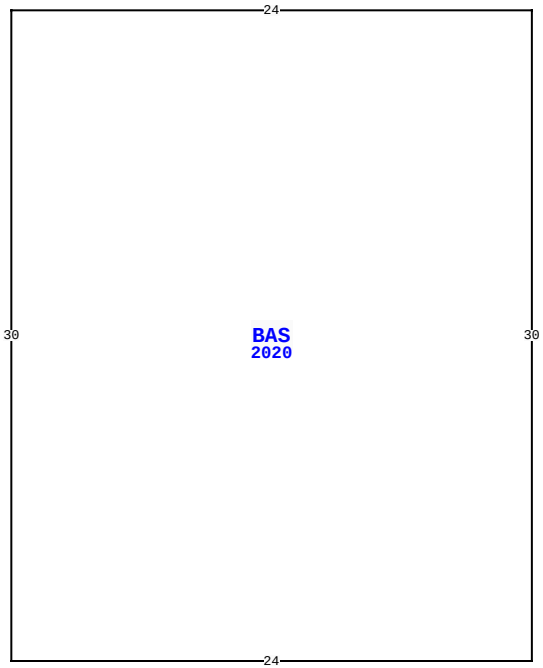
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,226
TOTALS	720		720	14,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	20.37	14,666	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/13/2022 BY WWX Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS