LOT 20
MORNING DOVE ESTATES PB 6/193

PREVO BRIAN THOMAS & KAREN J
34348 DAYBREAK DR
CALLAHAN, FL 32011

2024

01-1N-24-1370-0020-0000

BUILDING CHARACTERISTICS

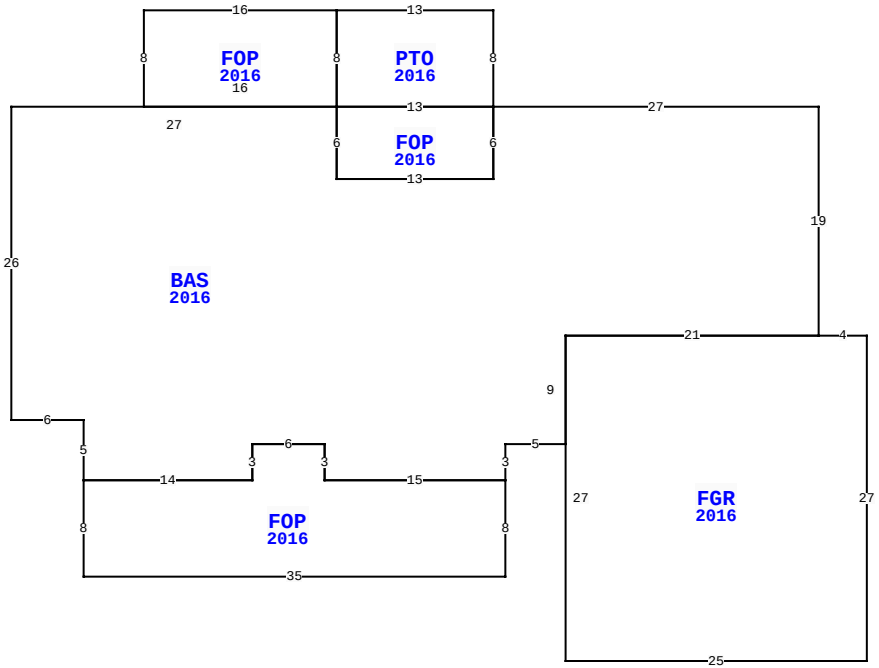
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,684	100	1,684	246,935
FGR	675	55	371	54,402
FOP	78	30	23	3,372
FOP	128	30	38	5,572
FOP	298	30	89	13,050
PTO	104	5	5	734
TOTALS	2,967		2,210	324,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	121.2260	151.53	334,881	2016	2016	0	0	0	3.23	96.77

1 SNGL FAM – 100% - 2023 Heated Area: 1684 HX Base Yr 2023



34348 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		324,064
TOTAL MARKET OB/XF VALUE		36,928
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		395,992
SOH/AGL Deduction		1,914
ASSESSED VALUE		394,078
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		339,078
TOTAL JUST VALUE		395,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,600

INGROUND GUNITE POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011694	INGROUND POOL	60,233	09/13/2023
B1530960	CO ISSUED	0	04/11/2016
B1631653	GARAGE	32,134	02/01/2016
B1530960	NEW CONSTR	221,722	08/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1406	8/19/2022	WD	Q	I	01	510,000
GRANTOR: DANE RANDAL B & DEBOR						
GRANTEE: PREVO BRIAN THOMAS						
1977/0123	4/23/2015	WD	Q	V	02	24,000
GRANTOR: TARKINGTON BILLY RAY						
GRANTEE: DANE RANDALL B & DE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W4 BAS=[YR=2016] N19 W27 PTO=[YR=2016] N8 W13 FOP=[YR=2016] W16 S8 E16 N8$ S8 FOP=[YR=2016] S6 E13 N6 W13$ E13$ S6 W13 N6 W27 S26 E6 S5 FOP=[YR=2016] S8E35 N8 W15 N3 W6 S3 W14$ E14 N3 E6 S3 E15 N3 E5 N9 E21$ W21 S27 E25 N27$.

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	2,848.00	SF	4.00	4.00	100	2016	2016	3	96	10,936	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2016	2016	3	81	20,412	
3	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2021	2021	3	93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 36,928

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	000100	C	SFR	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 03/24/2022 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS