LOT 26
IN OR 1101/1578
MORNING DOVE ESTATES PB 6/193

STOKES KERRY W & DEBORAH G
34190 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0026-0000

BUILDING CHARACTERISTICS

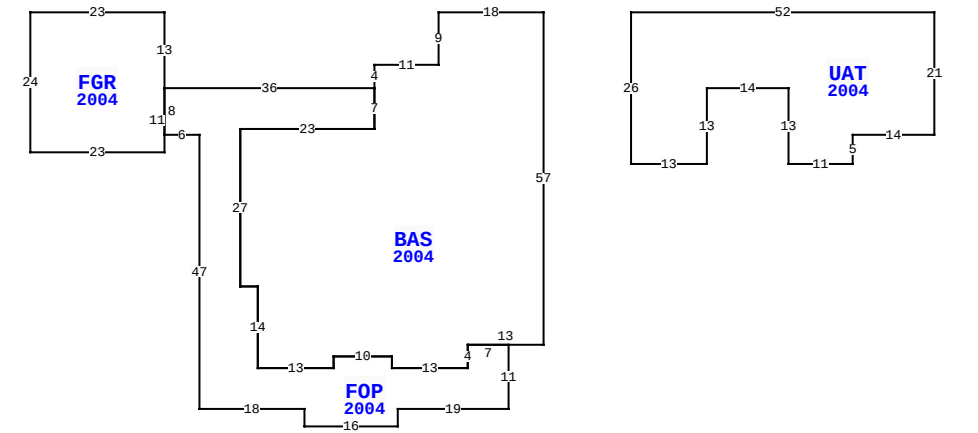
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,499	100	2,499	275,928
FGR	552	55	304	33,567
FOP	1,054	30	316	34,892
UAT	1,100	10	110	12,146
TOTALS	5,205		3,229	356,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,229	97.3360	121.67	392,872	2004	2004	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2005 Heated Area: 2499 HX Base Yr 2005



34190 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		365,076
TOTAL MARKET OB/XF VALUE		53,396
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		453,472
SOH/AGL Deduction		190,284
ASSESSED VALUE		263,188
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,188
TOTAL JUST VALUE		453,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21114	SWIM POOL	40,000	02/01/2008
R09133	REPAIR/RRF	2,500	04/01/2006
M047983	NEW CONSTR	0	01/03/2004
WE030195	XFOB	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1578	12/18/2002	WD	U	V	07	100

GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: STOKES KERRY & DEBO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S9 W11 S4 FOP=[YR=2004] W36 FGR=[YR=2004] N13 W23 S24 E23 N11 $ S8 E6 S47 E18 S3 E16 N3 E19 N11 W7 S4 W13 N2 W10 S2 W13 N14 W3 N27 E23 N7 $ S7 W23 S27 E3 S14 E13 N2 E10 S2 E13 N4 E13 N57 $ PTR= E15 UAT=[YR=2004] E52 S21 W14 S5 W11 N13 W14 S13 W13 N26 $ W15 $.

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	2,645.00	SF	4.00	4.00	100	2004	2004	3	84	8,887	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2006	2006	3	87	438	
3	0845	KOOL DECK	0	100	0	0	1,157.00	SF	7.25	7.25	100	2008	2008	3	89	7,466	
4	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00	100	2008	2008	3	52	14,409	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	35	700	
7	0462	ST/AL FNC	0	100	0	0	828.00	SF	10.00	10.00	100	2008	2008	3	52	4,306	
8	0525	GAZEBO	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2013	2013	3	71	14,200	
9	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2012	2012	3	55	2,640	

LAND DESCRIPTION

TOTAL OB/XF 53,396

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 01/28/2019 BY TWA 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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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

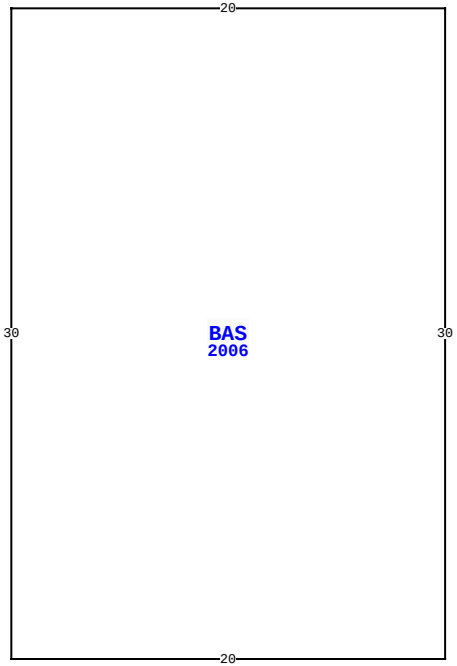
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	600	100	600	8,545
TOTALS	600		600	8,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	53.5500	18.74	11,244	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



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GRANTOR: HIGGINBOTHAM DEVELOPM

GRANTEE: STOKES KERRY & DEBO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 S30 E20 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/28/2019 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS