LOT 28
IN OR 1615/1799
MORNING DOVE ESTATES PB 6/193

BURNS ROBERT E III & MARIANNE E
34130 DAYBREAK DRIVE
CALLAHAN, FL 32011

2024

01-1N-24-1370-0028-0000

BUILDING CHARACTERISTICS

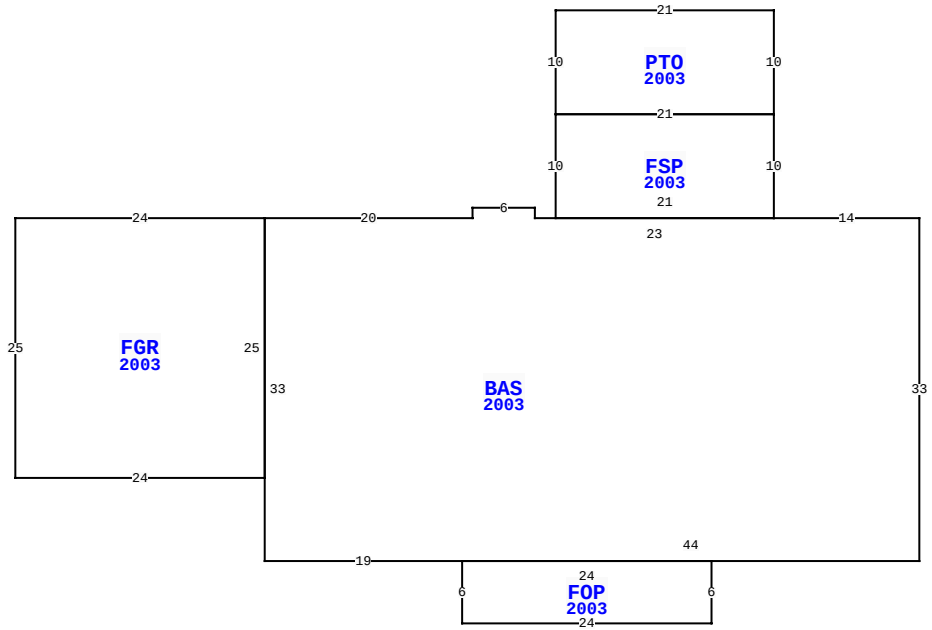
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,085	100	2,085	237,039
FGR	600	55	330	37,517
FOP	144	30	43	4,888
FSP	210	40	84	9,550
PTO	210	5	10	1,137
TOTALS	3,249		2,552	290,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,552	107.0000	133.75	341,330	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 2085 HX Base Yr 2004



34130 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		290,130
TOTAL MARKET OB/XF VALUE		59,799
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,929
SOH/AGL Deduction		196,045
ASSESSED VALUE		188,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,884
TOTAL JUST VALUE		384,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530645	SWIM POOL	43,200	06/30/2015
B26972	CARPORT	2,619	04/01/2013
R035043	REPAIR/RRF	4,500	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1615/1799	3/31/2009	WD	U	I	19	71,100
GRANTOR: BURNS ROBERT ELLIS II						
GRANTEE: BURNS ROBERT E III						
1048/0291	4/04/2002	WD	Q	I		23,900
GRANTOR: HIGGINBOTHAM DEVELOPM						
GRANTEE: BURNS ROBERT ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2003] N10 PTO=[YR=2003] N10 W21 S10 E21$ W21 S10 E21$ W23 N1 W6 S1 W20 FGR=[YR=2003] W24 S25 E24 N25$ S33 E19 FOP=[YR=2003] S6 E24 N6 W24$ E44 N33$.

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	2,280.00	SF	4.00	4.00	100	2003	2003	3	83	7,570	
2	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2013	2013	3	94	3,167	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2015	2015	3	78	31,824	
4	0855	CONC PAVER	0	100	0	0	980.00	SF	10.00	10.00	100	2015	2015	3	95	9,310	
5	0462	ST/AL FNC	0	100	0	0	948.00	SF	10.00	10.00	100	2015	2015	3	78	7,394	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 59,799

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 03/02/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS