LOT 29
MORNING DOVE ESTATES PB 6/193

SIMON MARGARET
34102 DAYBREAK DR
CALLAHAN, FL 32011

2024

01-1N-24-1370-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

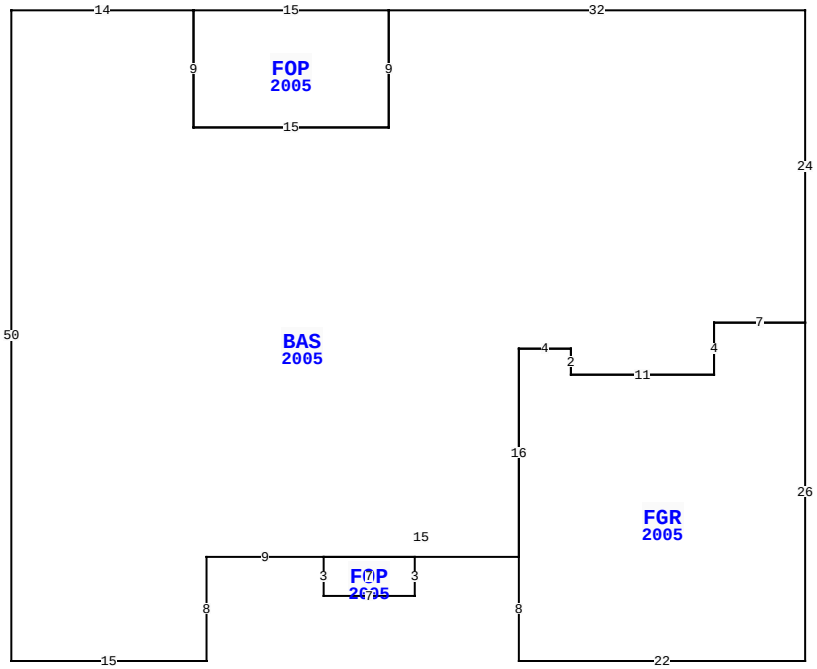
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,203	100	2,203	286,757
FGR	520	55	286	37,228
FOP	21	30	6	781
FOP	135	30	40	5,207
TOTALS	2,879		2,535	329,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	114.9120	143.64	364,127	2005	2010	0	0	0	9.38	90.62

1 SNGL FAM – 100% - 2022 Heated Area: 2203 HX Base Yr 2022



34102 DAYBREAK DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		329,972
TOTAL MARKET OB/XF VALUE		9,427
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		374,399
SOH/AGL Deduction		140,212
ASSESSED VALUE		234,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,187
TOTAL JUST VALUE		374,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412219	NEW CONSTR	159,587	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0102	9/17/2021	WD	Q	I	01	385,000
GRANTOR: PROSSER JAMES H & MAR						
GRANTEE: SIMON MARGARET						
2469/0636	5/14/2021	WD	Q	I	01	339,000
GRANTOR: LOVELADY CHARLES E &						
GRANTEE: PROSSER JAMES H & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W32 FOP=[YR=2005] W15 S9 E15 N9 $ S9 W15 N9 W14 S50 E15 N8 E9 FOP=[YR=2005] S3 E7 N3 W7 $ E15 FGR=[YR=2005] S8 E22 N26 W7 S4 W11 N2 W4 S16 $ N16 E4 S2 E11 N4 E7 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,835.00	SF	4.00	4.00	100	2005	2005	3	86	6,312	

LAND DESCRIPTION

TOTAL OB/XF 9,427

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	0004	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/11/2022 BY TW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS