



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	8004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	229,411
FGR	576	55	317	38,376
FOP	149	30	45	5,447
PTO	310	5	16	1,937

TOTALS	2,930		2,273	275,172
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0680	POLE SHED	0	100	24	24	
3	0680	POLE SHED	0	100	30	22	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,273	107.3100	134.14	304,900	2004	2004	0	0	0	9.75	90.25
1 SNGL FAM - 100% - 2014 Heated Area: 1895 HX Base Yr 2014												
34074 DAYBREAK DR, CALLAHAN												
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		275,172	
TOTAL MARKET OB/XF VALUE		19,337	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		329,509	
SOH/AGL Deduction		128,126	
ASSESSED VALUE		201,383	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,383	
TOTAL JUST VALUE		329,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017198	CARPORT	19,146	11/21/2022
E0412234	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/0605	7/07/2020	QC	U	I	11	100
GRANTOR: CONNER BRIAN & AMBER						
GRANTEE: CONNER AMBER						
2137/0209	7/27/2017	WD	U	I	30	210,000
GRANTOR: DUGGAN VONDA & AMBER C						
GRANTEE: CONNER BRIAN & AMBE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W14 N2 W10 S2 W4 PTO=[YR=2004] N16 W20 S16 E11 N2 E5 S2 E4\$ W4 N2 W5 S2 W19 S46 E14 N5 FOP=[YR=2004] E26 FGR=[YR=2004] S2 E24 N24 W24 S22\$ N6 W12 S1 W7 N1 W7 S6\$ N6 E7 S1 E7 N1 E12 N16 E16 N19\$.												