



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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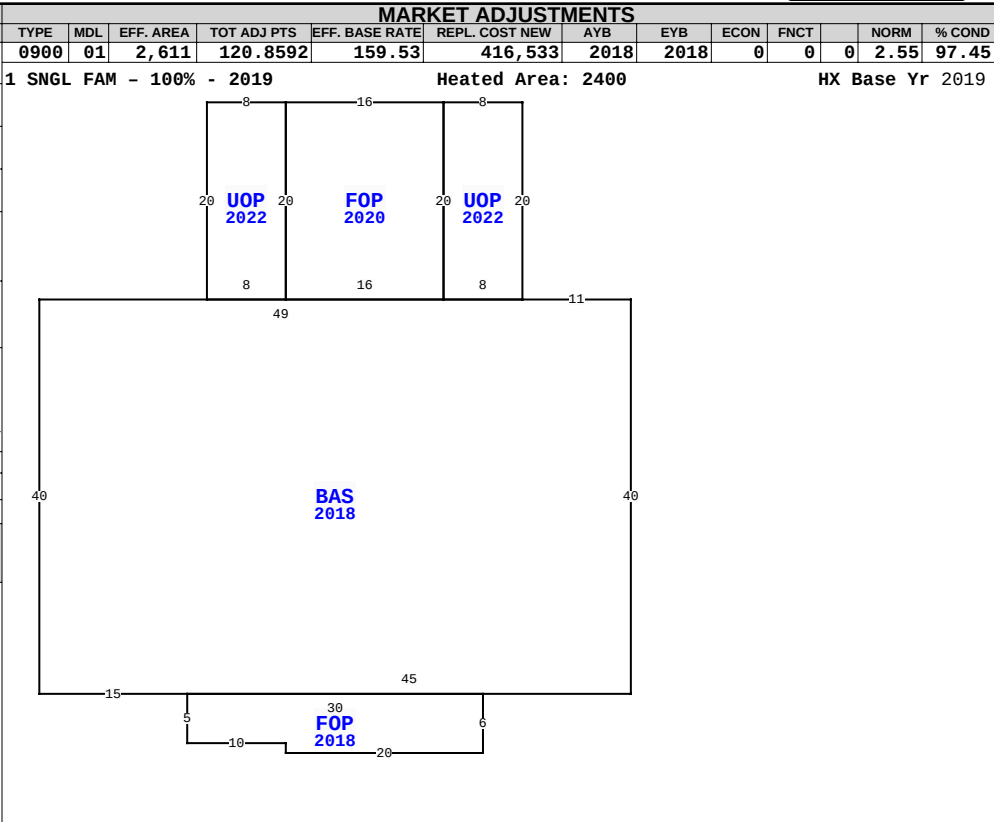
NEIGHBORHOOD/LOC	8004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2018	2,400	373,109
FOP	170	30	2018	51	7,929
FOP	320	30	2020	96	14,924
UOP	160	20	2022	32	4,975
UOP	160	20	2022	32	4,975

TOTALS	3,210			2,611	405,911
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	989.00	SF	5.20
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
4	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	440.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
7	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



34021 DAYBREAK DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/21/2025
	INC DATE		AG DATE	MLU

L N	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	0811	CONCRETE B	0	100	0	0	989.00	SF	5.20	5.20	100	2018	2018	3	97	4,989	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2018	2018	3	84	11,760	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	
4	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2020	2020	3	98	1,960	
5	0476	VF 6 SBPL	0	100	0	0	440.00	LF	32.00	32.00	100	2021	2021	3	96	13,517	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
7	0811	CONCRETE B	0	100	0	0	823.00	SF	5.20	5.20	100	2022	2022	3	99	4,237	

TOTAL OB/XF										41,339							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		427,802	
TOTAL MARKET OB/XF VALUE		41,339	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		509,141	
SOH/AGL Deduction		167,082	
ASSESSED VALUE		342,059	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		291,337	
TOTAL JUST VALUE		509,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006264	GARAGE	26,946	04/21/2022
18010978	CO ISSUED	0	11/01/2018
18001084	NEW CONSTR	282,800	02/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	10/26/2017	CN	Q	V	01	35,000	
GRANTOR: BURNS ROBERT ELLIS JR							
GRANTEE: RHINO LAND							
2154/0287	10/26/2017	QC	U	V	11	100	
GRANTOR: BURNS EVAN GRANT							
GRANTEE: BURNS ROBERT ELLIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W11 UOP=[YR=2022] N20 W8 FOP=[YR=2020] W16 UOP=[YR=2022] W8 S20 E8 N20\$ S20 E16N20\$ S20 E8\$ W49 S40 E15 FOP=[YR=2018] S5 E10 S1 E20 N6 W30\$ E45 N40\$.									

**RHINO LAND/
34021 DAYBREAK DR
CALLAHAN, FL 32011**

01-1N-24-1370-0001-0000

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