

**WILKINSON KENDELL & LORI E L/E/
34157 DAYBREAK DRIVE
CALLAHAN, FL 32011**

01-1N-24-1370-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD								
Roof Structur	08	IRREGULAR 100	0900	01	2,056	116.2770	153.49	315,575	2004	2004		0		0	15.00	85.00	Tax Group: 6					Tax Dist:							
Roof Cover	03	COMP SHNGL 100	1 SNGL FAM - 100% - 2005										Heated Area: 1617					HX Base Yr 2005											
Interior Wall	05	DRYWALL 100											268,239																
Interior Floo	13	LVT/LAMNT 100											TOTAL MARKET OB/XF VALUE					66,308											
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET					40,000											
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE					374,547											
Bedrooms	03	100											SOH/AGL Deduction					184,468											
Bathrooms	02	WOOD FRAME 100											ASSESSED VALUE					190,079											
Frame	1.	1. 100											TOTAL EXEMPTION VALUE					HX HB 50,722											
Stories	00	NONE 100											BASE TAXABLE VALUE					139,357											
Units													TOTAL JUST VALUE					374,547											
Occupancy													NCON VALUE					0											
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE					337,707																					
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,617	100	2004	1,617	210,964																								
FGR	552	55	2004	304	39,662																								
FOP	44	30	2004	13	1,696																								
FSP	154	40	2004	62	8,089																								
USP	200	30	2021	60	7,828																								
TOTALS	2,567			2,056	268,239																								
EXTRA FEATURES					34157 DAYBREAK DR, CALLAHAN																								
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	0812	CONCRETE C	0	100	0	0	2,587.00	SF	4.00	4.00	100	2004	2004	3	83	8,589													
2	1127	BRICK 8"	0	100	0	0	40.00	SF	5.50	5.50	100	2004	2004	3	95	209													
3	0510	GARAGE WD-	0	100	30	12	360.00	SF	26.95	26.95	100	2007	2007	3	44	4,269													
4	0861	POOL GUNIT	0	100	0	0	355.00	SF	85.00	85.00	100	2021	2021	3	93	28,063													
5	0855	CONC PAVER	0	100	0	0	825.00	SF	10.00	10.00	100	2021	2021	3	99	8,168													
6	0911	SCRN RM A	0	100	36	30	1,080.00	SF	17.50	17.50	100	2021	2021	3	90	17,010													
LAND DESCRIPTION										TOTAL OB/XF 66,308																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000												