LOT 9
MORNING DOVE ESTATES PB 6/193

BLACKSTONE SETH & TREZURE
34241 DAYBREAK DR
CALLAHAN, FL 32011

2025

01-1N-24-1370-0009-0000

BUILDING CHARACTERISTICS

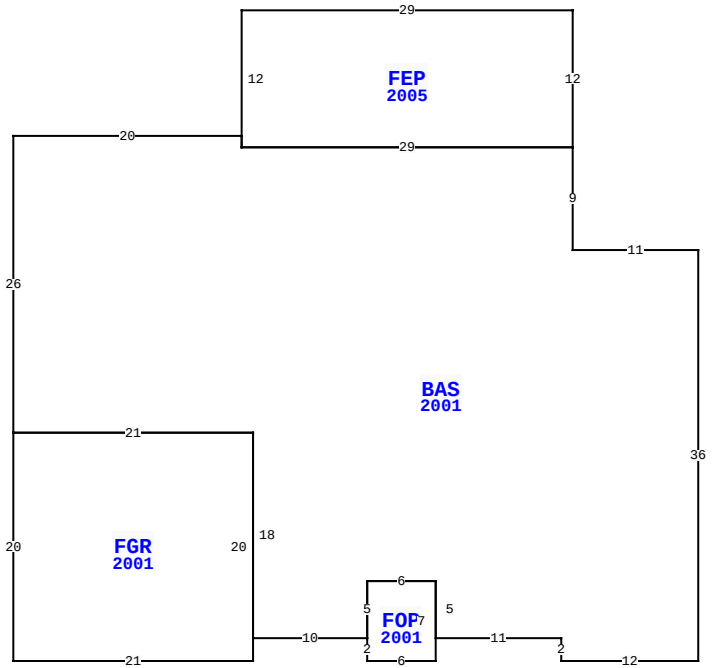
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,117	100	2001	2,117	304,032
FEP	348	80	2005	278	39,925
FGR	420	55	2001	231	33,175
FOP	42	30	2001	13	1,867
TOTALS	2,927			2,639	378,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,639	120.5568	159.13	419,944	2001	2011	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 2025 Heated Area: 2117 HX Base Yr



34241 DAYBREAK DR, CALLAHAN

BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	378,999
TOTAL MARKET OB/XF VALUE	31,154
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	450,153
SOH/AGL Deduction	0
ASSESSED VALUE	450,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,153
TOTAL JUST VALUE	450,153
NCON VALUE	16,236
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003592	REPAIR/RRF	14,300	03/07/2022
B0311737	SWIM POOL	14,630	09/01/2003
B007673	NEW CONSTR	120,000	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/72	12/02/2024	WD	Q	I	01	549,000
GRANTOR: LEE KATHERINE ANN						
GRANTEE: BLACKSTONE SETH & T						
2012/0426	10/23/2015	WD	Q	I	01	256,500
GRANTOR: PATE GARY E & DENA J						
GRANTEE: LEE KATHERINE ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 N9 FEP=[YR=2005] N12W29 S12E29$ W29 N1 W20 S26 FGR=[YR=2001] S20 E21 N20 W21$ E21 S18 E10 FOP=[YR=2001] S2 E6 N7 W6 S5 $ N5 E6 S5 E11 S2 E12 N36$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	0	0	0	2,091.00	SF	4.00	4.00	100	2001	2001	3	79	6,608	
4	0861	POOL GUNIT	0	0	29	15	435.00	SF	85.00	85.00	100	2003	2003	3	29	10,723	
5	0845	KOOL DECK	0	0	0	0	465.00	SF	7.25	7.25	100	2003	2003	3	82	2,764	
6	0811	CONCRETE B	0	0	0	0	976.00	SF	5.20	5.20	100	2005	2005	3	84	4,263	
7	1127	BRICK 8"	0	0	0	0	48.00	SF	11.00	11.00	100	2001	2001	3	94	496	
8	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2009	2009	3	35	3,360	

LAND DESCRIPTION

TOTAL OB/XF 31,154

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	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS