

HAKKER DON & NICOLE
34420 DAYBREAK DRIVE
CALLAHAN, FL 32011

01-1N-24-1370-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floor14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3.5100

Frame Stories02WOOD FRAME 100

Units00100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8004.00

TOTAL GROSS AREAAREA TYPEPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL381152009577,226

BAS2,36710020092,367300,063

FDG62460200937447,412

FGR47455200926133,087

FGR47455200926133,087

FOP36302009111,394

FOP51302009151,902

FOP38130200911414,452

FUS2,13810020092,138271,033

TOTALS6,9265,598709,656

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900015,598116.4082153.66860,18920092009

1 SNGL FAM - 100% - 2023Heated Area: 4505HX Base Yr 2023

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10812CONCRETE C0100002,762.00SF4.004.00100200920093899,833

20855CONC PAVER0100001,268.00SF10.0010.001002014201439411,919

30476VF 6 SBPL01000042.00LF32.0032.00100201420143851,142

LAND DESCRIPTIONTOTAL OB/XF22,894

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND10000060.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE12/13/2022BYWWXTotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE709,656

TOTAL MARKET OB/XF VALUE22,894

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE772,550

SOH/AGL Deduction207,596

ASSESSED VALUE564,954

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE514,232

TOTAL JUST VALUE772,550

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE905,466

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2786/2055/02/2025WDQI01835,000

GRANTOR:BLOUNT JAMES ROBERT J

GRANTEE:HAKKER DON & NICOLE

2568/12855/06/2022WDUI30184,300

GRANTOR:BLOUNT JAMES ROBERT J

GRANTEE:BLOUNT JAMES ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2009] W24 S19 FOP=[YR=2009] W9 BAS=[YR=2009] N16 W16
S11 FOP=[YR=2009] W42 S10 E10 U3 R3 E10 D3 R3 E16 N10\$
S10 W16 U3 L3 W10 D3 L3 W13 U2 L2 W6 D2 L2 W1
S28FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$
E26FOP=[YR=2009] S1 E11 N1 W1 N4 W10 S4\$ N4 E10 S4 E14
FGR=[YR=2009] S21 E5 S1 E12 N1 E5 N21 W22\$E22 N33\$ S4E9 N4\$
S7 E24 N26\$ PTR=E10FUS=[YR=2009] E14 BAL=[YR=2009] N10 E42
S10 W16 U3 L3 W10 D3 L3 W10\$ E10S10 D4 R4 E8 U4 R4 N10
E16 N10 E16 S47 W3 S6 W11 N 6 W2 N6 W6 N4 W13 N8 W10 S8 W12
S2 W8 S6 W7 N35\$ W10\$.