LOT 21
MORNING DOVE ESTATES PB 6/193

TURNER MELISSA
34322 DAYBREAK DR
CALLAHAN, FL 32011

2025

01-1N-24-1370-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

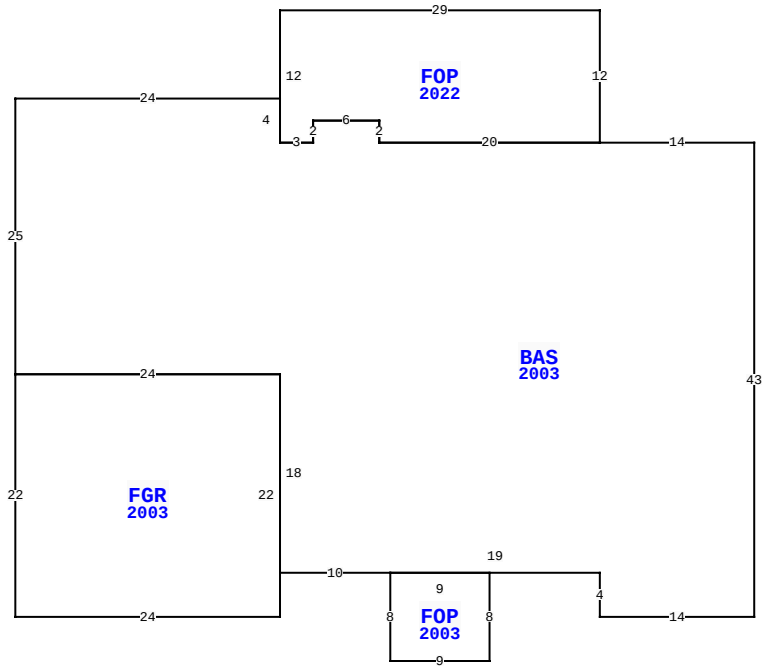
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2003	2,345	291,050
FGR	528	55	2003	290	35,994
FOP	72	30	2003	22	2,731
FOP	336	30	2022	101	12,536
TOTALS	3,281			2,758	342,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	106.8480	141.04	388,988	2003	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2345 HX Base Yr 2021



34322 DAYBREAK DR, CALLAHAN

BLD DATE		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		377,119
TOTAL MARKET OB/XF VALUE		13,099
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		430,218
SOH/AGL Deduction		146,030
ASSESSED VALUE		284,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,466
TOTAL JUST VALUE		430,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004019	GARAGE	53,892	03/15/2022
18008630	REPAIR/RRF	17,000	08/23/2018
B0311402	NEW CONSTR	166,328	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0320	7/31/2020	WD	Q	I	01	319,000
GRANTOR: MCFALL GERALD JR & DE						
GRANTEE: TURNER MELISSA						
1462/1686	12/04/2006	WD	Q	I		305,000
GRANTOR: TURNER RICHARD K JR &						
GRANTEE: MCFALL GERALD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2022] N12 W29 S12 E3 N2 E6 S2 E20$ W20 N2 W6 S2 W3 N4 W24 S25 FGR=[YR=2003] S22 E24 N22 W24$ E24 S18 E10 FOP=[YR=2003] S8 E9 N8 W9$ E19 S4 E14 N43$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2003	2003	3	82	2,132	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0812	CONCRETE C	0	100	0	0	2,426.00	SF	4.00	4.00	100	2003	2003	3	82	7,957	

LAND DESCRIPTION

TOTAL OB/XF 13,099

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	100	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 07/26/2022 BY TW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

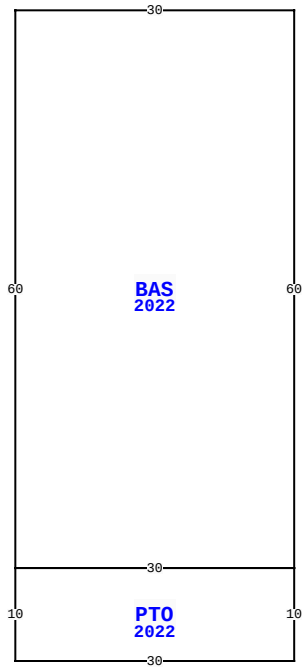
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	34,521
PTO	300	5	2022	15	288
TOTALS	2,100			1,815	34,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,815	52.9000	19.57	35,520	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



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1462/1686	12/04/2006	WD	Q	I		305,000
GRANTOR: TURNER RICHARD K JR &						
GRANTEE: MCFALL GERALD JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S60 PTO=[YR=2022] S10 E30 N10 W30$ E30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/26/2022 BY TW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS