LOTS 24 & 25
IN OR 1774/753
MORNING DOVE ESTATES PB 6/193

DUNLAP BILL M JR
34212 DAYBREAK DR
CALLAHAN, FL 32011

**2025**

**01-1N-24-1370-0024-0000**

## BUILDING CHARACTERISTICS

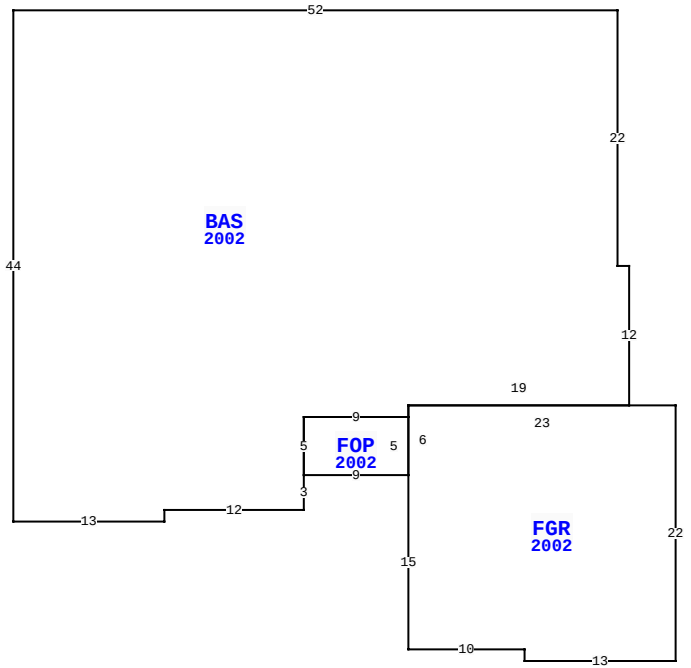
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 2,027 | 100 | 2002 | 2,027 | 262,547 |
| FGR | 496 | 55 | 2002 | 273 | 35,361 |
| FOP | 45 | 30 | 2002 | 14 | 1,814 |
| TOTALS | 2,568 | | | 2,314 | 299,722 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,314 | 117.5118 | 155.12 | 358,948 | 2002 | 2002 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 2003 Heated Area: 2027 HX Base Yr 2003




34212 DAYBREAK DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,440.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 7,808 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 27 | 13 | 351.00 | SF | 85.00 | 85.00 | 100 | 2003 | 2003 | 3 | 29 | 8,652 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 840.00 | SF | 7.25 | 7.25 | 100 | 2003 | 2003 | 3 | 82 | 4,994 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,203.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 3,994 | |
| 5 | 0477 | VF 4 SLAT | 0 | 100 | 0 | 0 | 74.00 | LF | 14.00 | 14.00 | 100 | 2003 | 2003 | 3 | 58 | 601 | |
| 6 | 0510 | GARAGE WD- | 0 | 100 | 30 | 30 | 900.00 | SF | 35.00 | 35.00 | 100 | 2008 | 2008 | 3 | 48 | 15,120 | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 299,722 |
| TOTAL MARKET OB/XF VALUE | | 41,169 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 420,891 |
| SOH/AGL Deduction | | 207,011 |
| ASSESSED VALUE | | 213,880 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 163,158 |
| TOTAL JUST VALUE | | 420,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 386,401 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22014534 | REPAIR/RRF | 14,000 | 09/23/2022 |
| B21408 | 30X30 MTL BLDG | 10,000 | 05/01/2008 |
| R10074 | REPAIR/RRF | 300 | 02/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1774/0753 | 1/17/2012 | QC | U | I | 11 | 100 |
| GRANTOR: DUNLAP BILL M JR & MA | | | | | | |
| GRANTEE: DUNLAP BILL M JR | | | | | | |
| 1088/1022 | 10/18/2002 | WD | Q | I | | 220,600 |
| GRANTOR: HIGGINBOTHAM DEVELOPM | | | | | | |
| GRANTEE: DUNLAP BILL JR & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W52 S44 E13 N1 E12 N3 FOP=[YR=2002] E9
FGR=[YR=2002] S15 E10 S1 E13 N22 W23 S6 $ N5 W9 S5 $ N5 E9
N1 E19 N12 W1 N22 $ .

## LAND DESCRIPTION

TOTAL OB/XF 41,169

| 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 80,000 | | | | | | | |

REVIEW DATE 01/28/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS