IN OR 2349/314
EX 1-57

BLOUNT JAMES R JR
34420 DAYBREAK DR
CALLAHAN, FL 32011

2025

05-1N-23-0000-0001-0400

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

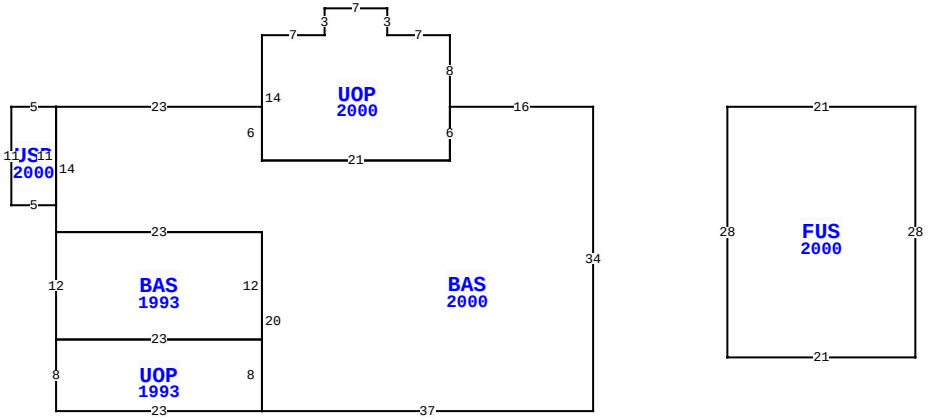
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100	1993	276	20,709
BAS	1,454	100	2000	1,454	109,094
FUS	588	100	2000	588	44,118
UOP	184	20	1993	37	2,776
UOP	315	20	2000	63	4,727
USP	55	30	2000	16	1,201
TOTALS	2,872			2,434	182,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	100.5480	100.55	244,739	1983	1989	0	0	0	25.38	74.62

1 SINGLE FAM – 0% - 2025 Heated Area: 2318 HX Base Yr



2281 PIDDLING WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	182,624
TOTAL MARKET OB/XF VALUE	9,710
TOTAL LAND VALUE - MARKET	194,220
TOTAL MARKET VALUE	386,554
SOH/AGL Deduction	0
ASSESSED VALUE	386,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,554
TOTAL JUST VALUE	386,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22064	ELEC OTHER	0	08/01/2009
MH003239	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1718	12/12/2024	QC	U	I	11	100
GRANTOR: PARNELL HARRIETT S L/						
GRANTEE: BLOUNT JAMES R JR						
2349/0314	3/19/2020	SW	U	I	11	100
GRANTOR: PARNELL HARRIETT S						
GRANTEE: BLOUNT JAMES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 UOP=[YR=2000] N8 W7 N3 W7 S3 W7 S14 E21 N6 $ S6 W21 N6 W23 USP=[YR=2000] W5 S11 E5 N11 $ S14 BAS=[YR=1993] S12 UOP=[YR=1993] S8 E23 N8 W23 $ E23 N12 W23 $ E23 S20 E37 N34 $ PTR= E15 FUS=[YR=2000] E21 S28 W21 N28 $ W15 $.

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	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100	1983	1983	3	20	1,040	
2	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	1990	1990	3	20	260	
3	0825	BRICK	0	0	150	3	450.00	SF	12.50	12.50	100	1990	1990	3	85	4,781	
4	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	2000	2000	3	27	3,629	

LAND DESCRIPTION

TOTAL OB/XF 9,710

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	8.30	AC		1.00	1.00	1.20	19,500.00	23,400.00	194,220							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 8.30 Total Land Value: 194,220 Market: 0 Agricultural: 0 Common: 194,220 PRINTED 07/30/2025 BY SYS