LOT 5
MORNING DOVE ESTATES PB 6/193

COOK JOHNATHON H III & GEORGIA
34123 DAYBREAK DR
CALLAHAN, FL 32011

2026

01-1N-24-1370-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

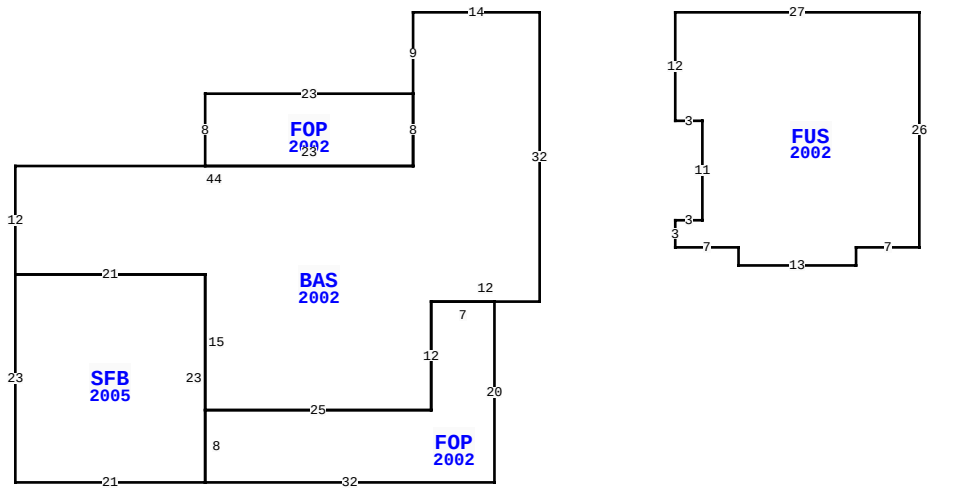
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,345	100	2002	1,345	184,192
FOP	184	30	2002	55	7,532
FOP	340	30	2002	102	13,969
FUS	695	100	2002	695	95,177
SFB	483	80	2005	386	52,861
TOTALS	3,047			2,583	353,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	116.5248	161.97	418,369	2002	2002	0	0	0	15.45	84.55

1 SNGL FAM 100% - 2021 Heated Area: 2426 HX Base Yr 2021



34123 DAYBREAK DR, CALLAHAN

BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	04/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		368,337
TOTAL MARKET OB/XF VALUE		43,868
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		457,205
SOH/AGL Deduction		166,752
ASSESSED VALUE		290,453
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,042
TOTAL JUST VALUE		457,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007994	REPAIR/RRF	15,000	07/26/2019
R046915	REPAIR/RRF	1,000	12/01/2004
B0414132	GARAGE	13,362	12/01/2004
B029454	NEW CONSTR	143,063	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1825	9/14/2020	WD	Q	I	01	355,000
GRANTOR: HARRISON MICHAEL J &						
GRANTEE: COOK JOHNATHON H II						
1868/1185	7/19/2013	WD	Q	I	02	224,500
GRANTOR: HORN TROY R & CHI N B						
GRANTEE: HARRISON MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 S9 FOP=[YR=2002] W23 S8 E23 N8 $ S8 W44 S12 SFB=[YR=2005] S23 E21 FOP=[YR=2002] E32 N20 W7 S12 W25 S8 $ N23 W21 $ E21 S15 E25 N12 E12 N32 $ PTR= E15 FUS=[YR=2002] E27 S26 W7 S2 W13 N2 W7 N3 E3 N11 W3 N12 $ 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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	2002	2002	3	20	1,022	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	24	346	

LAND DESCRIPTION

TOTAL OB/XF 43,868

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	45,000.00	45,000.00	45,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

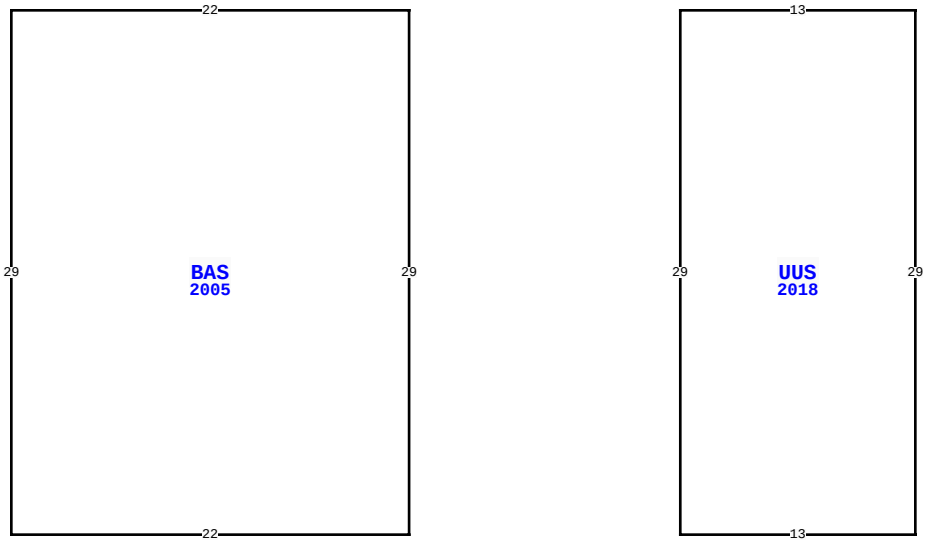
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	638	100	2005	638	11,281
UUS	377	50	2018	188	3,324
TOTALS	1,015			826	14,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	826	64.7680	25.26	20,865	2005	2005	0	0	0	30.00	70.00

2 GARAGE RES 100% - 2021 Heated Area: 638 HX Base Yr 2021



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GRANTOR: HORN TROY R & CHI N B						
GRANTEE: HARRISON MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S29 E22 N29 $ PTR= E15 UUS=[YR=2018] E13 S29 W13 N29 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS