



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	105,073
FEP	240	80	192	13,837
FOP	36	30	11	793
FST	49	55	27	1,946
SFB	273	80	218	15,710
UCP	728	20	146	10,522

TOTALS	2,784		2,052	147,880
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
2	0511	GARAGE CB-	0 100	26	24	624.00	SF	26.80	26.80	100	1987
3	0350	CARPORT WD	0 100	33	36	1,188.00	SF	13.00	13.00	100	1989
4	0810	CONCRETE A	0 100	0	0	92.00	SF	6.50	6.50	100	1987
6	0812	CONCRETE C	0 100	0	0	2,043.00	SF	4.00	4.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.82	AC	1.00

REVIEW DATE	07/27/2018	BY	TWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,052	106.8200	96.41	197,833	1987	1987	0	0	25.25	74.75
1 SINGLE FAM - 100% - 0 Heated Area: 1676 HX Base Yr											
34637 HATHAWAY DR, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
20,653											

TOTAL OB/XF											
20,653											

Total Acres:	1.82	Total Land Value:	54,600	Market:	0	Agricultural:	0	Common:	54,600
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		147,880	
TOTAL MARKET OB/XF VALUE		20,653	
TOTAL LAND VALUE - MARKET		54,600	
TOTAL MARKET VALUE		223,133	
SOH/AGL Deduction		99,331	
ASSESSED VALUE		123,802	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		73,802	
TOTAL JUST VALUE		223,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951600	CARPORT	10,000	01/01/1995
3631	N/A	6,864	07/27/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0684/1879	7/16/1993	WD	Q	I	
GRANTOR: BARGERON OTTIS & D					
GRANTEE: MINSHEW TROY & SUE					
0476/0256	12/01/1985	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UCP=[YR=1995] W26 FST=[YR=1993] W7 BAS=[YR=1993] W11 FEP=[YR=1993] N12 W20 S12 E20\$ W40 S34 E26 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E19 SFB=[YR=1993] E13 N21 W13 S21\$ N21 E6 N7\$ S7 E7 N7\$ S28 E26 N28\$.					

OTHER ADJUSTMENTS AND NOTES											