IN OR 2339/292

DURRIN TRAVIS M & VICTORIA B
34503 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0010-0000

BUILDING CHARACTERISTICS

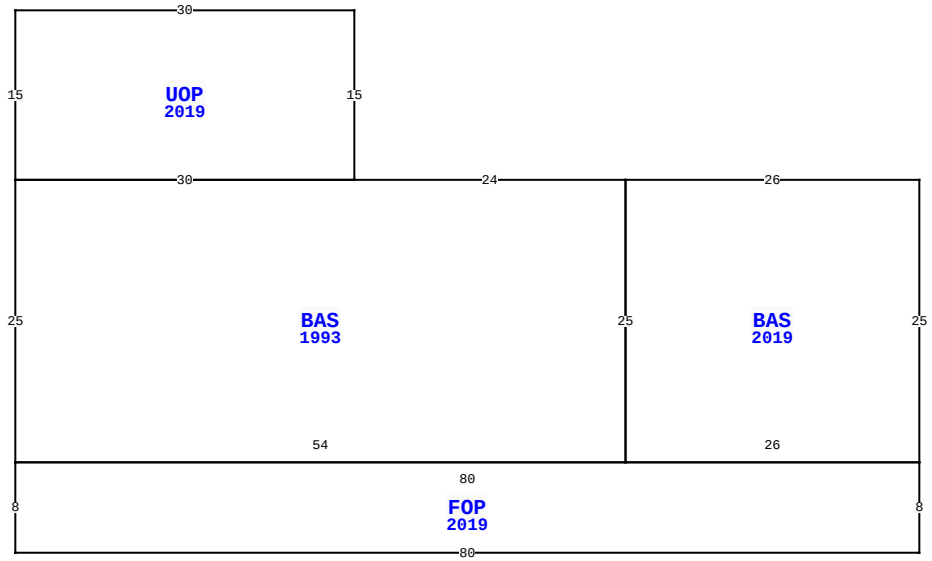
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	195,152
BAS	650	100	650	93,962
FOP	640	30	192	27,755
UOP	450	20	90	13,010
TOTALS	3,090		2,282	329,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	128.8161	152.97	349,078	1965	2010	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 0 Heated Area: 2000 HX Base Yr



34503 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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	329,879
TOTAL MARKET OB/XF VALUE	5,504
TOTAL LAND VALUE - MARKET	83,680
TOTAL MARKET VALUE	419,063
SOH/AGL Deduction	79,032
ASSESSED VALUE	340,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,031
TOTAL JUST VALUE	419,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011948	REPAIR/RRF	3,500	12/05/2018
18008394	REMODEL	74,031	08/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0292	1/24/2020	WD	Q	I	01	315,000
GRANTOR: GREENE RANDY L						
GRANTEE: DURRIN TRAVIS M & V						
2241/0696	12/05/2018	WD	U	I	11	100
GRANTOR: STRAIGHT PATH RENOVAT						
GRANTEE: GREENE RANDY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 BAS=[YR=1993] W24 UOP=[YR=2019] N15 W30 S15 E30$ W30 S25 FOP=[YR=2019] S8 E80 N8 W80$ E54 N25$ S25 E26 N25$.

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	0510	GARAGE WD-	0	0	16	20	320.00	SF	17.50	17.50	100	2010	2010	3	64	3,584	
2	0681	POLE SHED	0	0	20	32	640.00	SF	15.00	15.00	100	1985	1985	3	20	1,920	

LAND DESCRIPTION

TOTAL OB/XF 5,504

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	SFR	0	0005	OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	16,000.00	16,000.00	83,680							

REVIEW DATE 10/03/2019 BY TWX Total Acres: 5.23 Total Land Value: 83,680 Market: 0 Agricultural: 0 Common: 83,680 PRINTED 08/02/2023 BY SYS