PT OF SEC 25-2N-24E
IN OR 303/410
(EX 12-2 & OR 1346/326)

HATHAWAY HELEN
34299 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

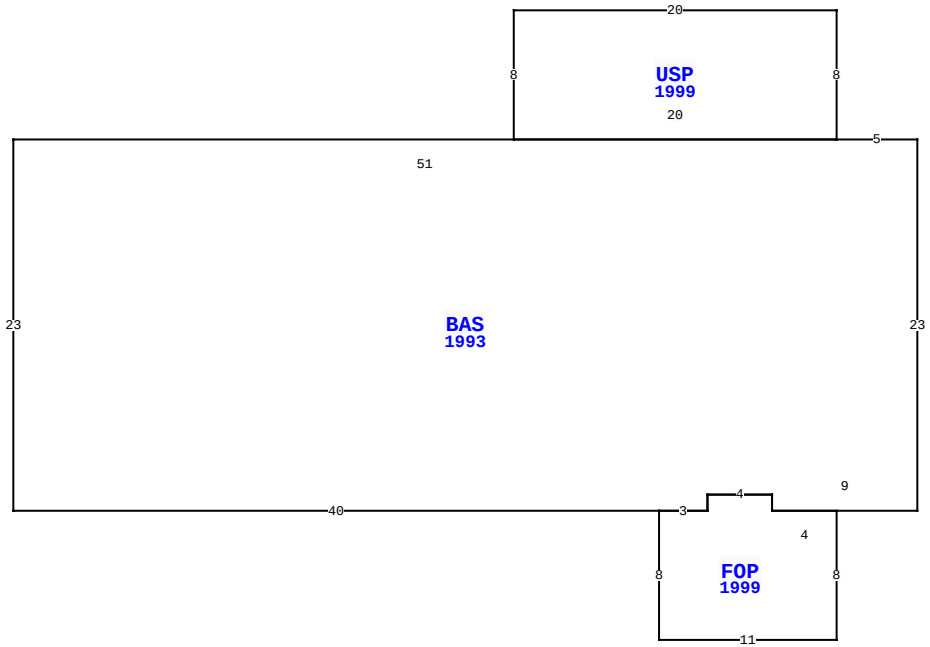
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	24,788
FOP	92	30	28	541
USP	160	50	80	1,544
TOTALS	1,536		1,392	26,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,392	99.0000	64.35	89,575	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1284 HX Base Yr



34299 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,872
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		17,400
TOTAL MARKET VALUE		45,352
SOH/AGL Deduction		21,448
ASSESSED VALUE		23,904
TOTAL EXEMPTION VALUE	HX HB WX	23,904
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996139	CHNGE SRVC	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0303/0410	11/01/1979	FS	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=1999] N8 W20 S8 E20$ W51 S23 E40
FOP=[YR=1999] S8 E11 N8 W4 N1 W4 S1 W3$ E3 N1 E4 S1 E9 N23$.

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
2	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	1980	1980	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	0.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	17,400							

REVIEW DATE 06/07/2019 BY TWA Total Acres: 0.58 Total Land Value: 17,400 Market: 0 Agricultural: 0 Common: 17,400 PRINTED 08/02/2023 BY SYS