PT OF SW1/4 OF SW1/4 OF
SEC 25-2N-24E IN OR 892/1261

HATHAWAY WILLIAM DAVID JR EST
34265 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,500
TOTAL MARKET VALUE	122,500
SOH/AGL Deduction	51,352
ASSESSED VALUE	71,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,148
TOTAL JUST VALUE	122,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0892/1261	7/26/1999	WD	U	V	01	100

GRANTOR: HATHAWAY HELEN

GRANTEE: HATHAWAY WM DAVID J

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.90	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,500							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 4.90 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 08/02/2023 BY SYS