IN OR 2532/372
PARCELS 12-4 13 & 16
2010 LIOH DW/MH

ROCHAY HOWARD OSCAR SR/MILLEDGE KATRINA JENKINS
34323 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

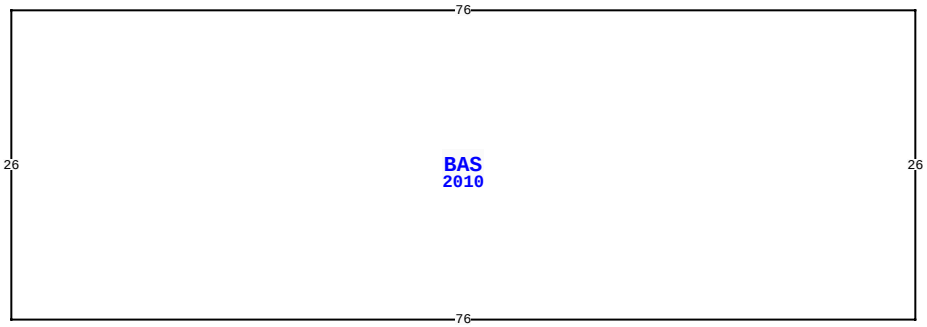
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	109,859
TOTALS	1,976		1,976	109,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	116.8000	81.76	161,558	2010	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1976 HX Base Yr



34315 HATHAWAY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	109,859
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	147,359
SOH/AGL Deduction	21,378
ASSESSED VALUE	125,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,981
TOTAL JUST VALUE	147,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5309	CO ISSUED	0	10/01/2010
E22972	NEW CONSTR	0	10/01/2010
M15670	H/AC	0	10/01/2010
MH5309	MH MOVE-ON	0	10/01/2010
P14471	NEW CONSTR	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2532/0372	1/01/2022	QC	U	I	11	100
GRANTOR: ROCHAY HOWARD OSCAR S						
GRANTEE: ROCHAY HOWARD OSCAR						
1365/0986	11/07/2005	QC	U	V		100
GRANTOR: THAGARD ANITA HATHAWA						
GRANTEE: ROCHAY HOWARD OSCAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S26 E76 N26$.

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	0005	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 07/27/2018 BY TWX Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS