PARCELS 13-2 & 16-1
IN OR 911/388

ROCHAY KATHY MOSLEY
34323 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

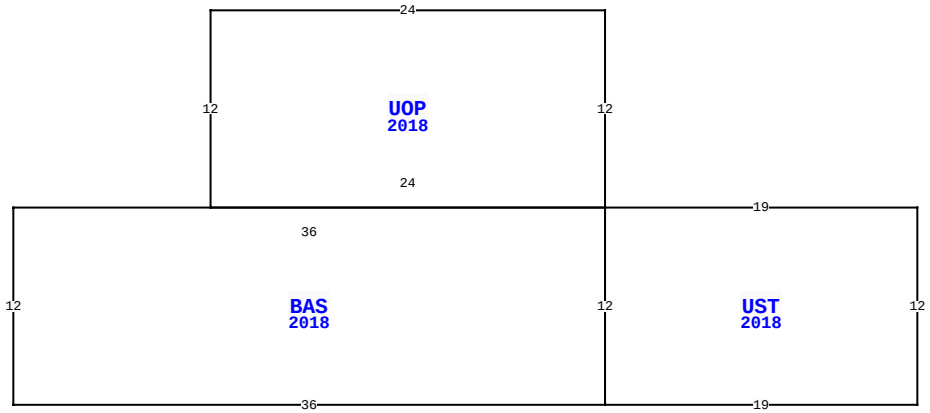
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	17,813
UOP	288	20	58	2,392
UST	228	45	103	4,247
TOTALS	948		593	24,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	593	92.4000	46.20	27,397	2000	2000	0	0	0	10.75	89.25

1 ACCESORY U – 0% - 0 Heated Area: 432 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,452
TOTAL MARKET OB/XF VALUE	28,644
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	83,396
SOH/AGL Deduction	8,421
ASSESSED VALUE	74,975
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,975
TOTAL JUST VALUE	83,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311253	SWIM POOL	17,000	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0911/0388	12/14/1999	WD	U	V	01	100

GRANTOR: HATHAWAY HELEN
GRANTEE: ROCHAY KATHY MOSELY

HATHAWAY DR, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2018] W19 UOP=[YR=2018] N12 W24 S12 E24$
BAS=[YR=2018] W36 S12 E36 N12$ S12 E19N12$.

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	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	2003	2003	3	36	13,770	
2	0845	KOOL DECK	0	0	0	0	808.00	SF	7.25	7.25	100	2003	2003	3	84	4,921	
3	0820	WOOD WALK	0	0	0	0	356.00	SF	11.75	11.75	100	2003	2003	3	40	1,673	
4	0681	POLE SHED	0	0	38	12	456.00	SF	15.00	15.00	100	2004	2004	3	40	2,736	
5	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	44	1,584	
6	0681	POLE SHED	0	0	44	30	1,320.00	SF	15.00	15.00	100	1970	1970	3	20	3,960	

LAND DESCRIPTION

TOTAL OB/XF 28,644

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		0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 07/27/2018 BY TWX Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS