IN OR 498/538 (EX OR 758/642)
L/E IN OR 2448/781

CONAWAY EVERETT SR & EDITH L/E/
34398 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

25-2N-24-0000-0017-0000

BUILDING CHARACTERISTICS

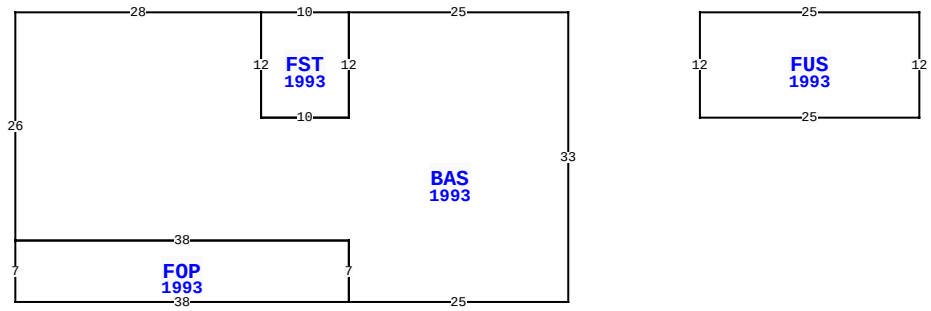
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	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	1,693	100	1,693	122,350
FOP	266	30	80	5,781
FST	120	55	66	4,770
FUS	300	100	300	21,680
TOTALS	2,379		2,139	154,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,139	110.4460	99.68	213,216	1961	1981	0	10	0	17.50	72.50

1 SINGLE FAM – 100% - 0 Heated Area: 1993 HX Base Yr



34398 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,582
TOTAL MARKET OB/XF VALUE		9,265
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		243,847
SOH/AGL Deduction		104,618
ASSESSED VALUE		139,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,229
TOTAL JUST VALUE		243,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12497	REPAIR/RRF	6,500	05/27/2013
6000	NEW CONSTR	900	06/16/1989
3356	REMODEL	0	01/12/1989
5426	ADDITION	0	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0781	3/25/2021	WD	U	I	11	100
GRANTOR: CONAWAY EVERETT J SR						
GRANTEE: CONAWAY EVERETT J J						
2405/0944	10/30/2020	WD	U	I	11	100
GRANTOR: CONAWAY EVERETT J SR						
GRANTEE: CONAWAY EVERETT J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FST=[YR=1993] W10 S12 E10 N12$ S12 W10 N12 W28 S26 FOP=[YR=1993] S7 E38N7 W38$ E38 S7 E25 N33$ PTR= E15 FUS=[YR=1993] E25 S12 W25 N12$ W15$.

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
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	24	840	
7	0811	CONCRETE B	0	100	41	14	574.00	SF	5.20	5.20	100	1996	1996	3	73	2,179	
8	0200	BARN WD 0-	0	100	50	20	1,000.00	SF	20.00	20.00	100	1991	1991	3	20	4,000	
9	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1995	1995	3	72	2,246	

LAND DESCRIPTION

TOTAL OB/XF 9,265

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	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 05/14/2019 BY TWMB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS