IN OR 1288/135

TORBETT THOMAS E & KRISTINA
PO BOX 5025
CALLAHAN, FL 32011

2023

25-2N-24-0000-0017-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	18	SLATE 10
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

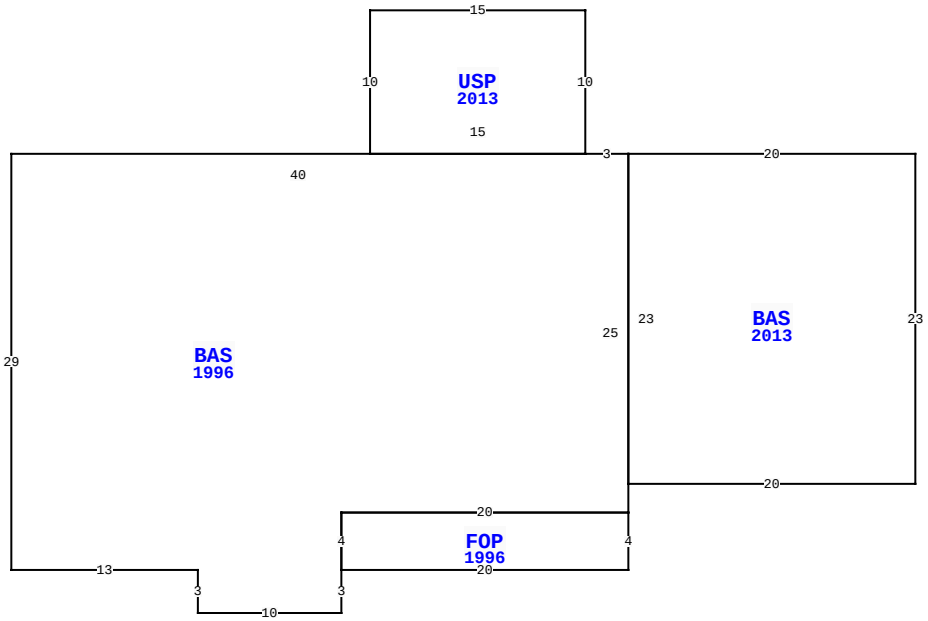
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1,197	120,694
BAS	460	100	460	46,382
FOP	80	30	24	2,420
USP	150	30	45	4,537
TOTALS	1,887		1,726	174,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	126.9600	114.58	197,765	1996	2006	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1657 HX Base Yr 2020



34420 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		174,033
TOTAL MARKET OB/XF VALUE		11,069
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		215,102
SOH/AGL Deduction		61,938
ASSESSED VALUE		153,164
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,164
TOTAL JUST VALUE		215,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003918	REPAIR/RRF	7,900	05/08/2020
B9602963	NEW CONSTR	59,920	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0135	1/18/2005	WD	U	I	07	100
GRANTOR: CONAWAY EVERETT J JR						
GRANTEE: TORBETT THOMAS E &						
1231/0068	5/17/2004	WD	Q	I		112,000
GRANTOR: CONAWAY EVERETT J JR						
GRANTEE: TORBETT THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 BAS=[YR=1996] W3 USP=[YR=2013] N10 W15 S10 E15 $ W40 S29 E13 S3 E10 N3 FOP=[YR=1996] E20 N4 W20 S4$ N4 E20 N25$ S23 E20 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
1	0200	BARN WD 0-	0	100	28	26	728.00	SF	20.00	20.00	100	2007	2007	3	52	7,571	
2	0350	CARPORT WD	0	100	28	12	336.00	SF	13.00	13.00	100	2007	2007	3	35	1,529	
3	0810	CONCRETE A	0	100	0	0	415.00	SF	6.50	6.50	100	1996	1996	3	73	1,969	

LAND DESCRIPTION

TOTAL OB/XF 11,069

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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/22/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS