PT OF E1/2 OF NW1/4 OF NW1/4
OF SEC 36-2N-24E IN
OR 498/1303 (EX ESMT IN

CRAVEY CECIL/CRAVEY LINDA R ET AL
34233 HATHAWAY DR
CALLAHAN, FL 32011

2023

36-2N-24-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

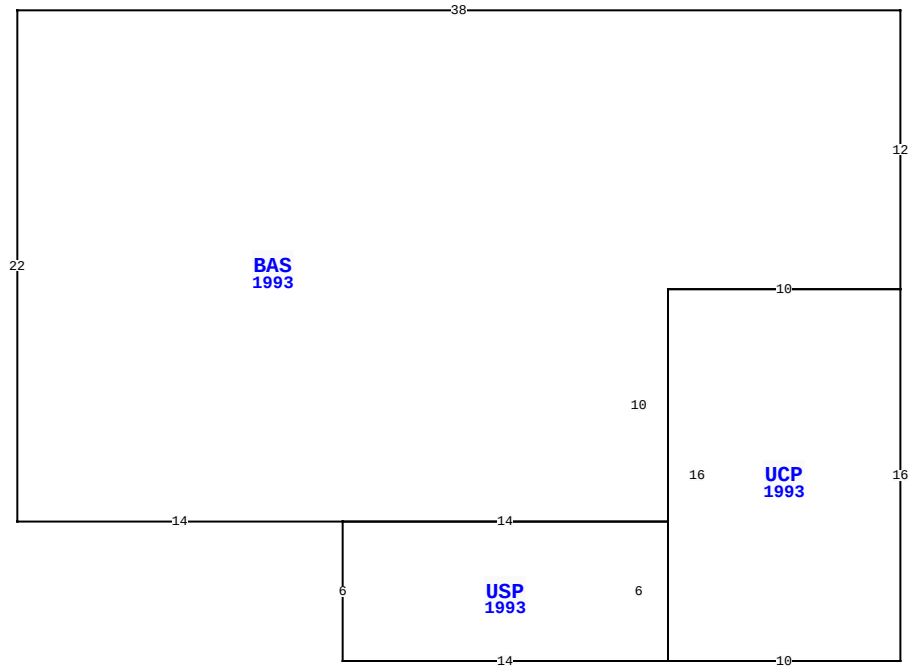
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100	736	59,444
UCP	160	20	32	2,585
USP	84	30	25	2,020
TOTALS	980		793	64,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	793	105.6000	95.30	75,573	1960	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 736 HX Base Yr



34160 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	64,048
TOTAL MARKET OB/XF VALUE	2,567
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	98,375
SOH/AGL Deduction	20,243
ASSESSED VALUE	78,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,132
TOTAL JUST VALUE	196,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216201	NEW CONSTR	0	11/01/2012
B1225562	NEW CONSTR	0	11/01/2012
MH125451	MH MOVE-ON	0	11/01/2012
M1217726	H/AC	0	11/01/2012
M11220	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1593	10/10/2019	QC	U	I	11	100
GRANTOR: CRAVEY LARRY						
GRANTEE: CRAVEY LINDA R						
0498/1303	9/26/1986	WD	U	I		100
GRANTOR: CRAVEY KATHRYN ET AL						
GRANTEE: CRAVEY CECIL ET AL						

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	0	0	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
3	0681	POLE SHED	0	0	15	12	180.00	SF	15.00	15.00	100	2005	2005	3	44	1,188	

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S22 E14 USP=[YR=1993] S6 E14 UCP=[YR=1993] E10 N16 W10 S16$ N6 W14$ E14 N10 E10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,567

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 04/07/2020 BY TW Total Acres: 5.00 Total Land Value: 31,760 Market: 100,000 Agricultural: 1,760 Common: 30,000 PRINTED 08/02/2023 BY SYS