PT OF W1/2 OF NW1/4 OF NW1/4
PARCELS 5-1 & 5-11
IN OR 121/113 & OR 218/651

CRAVEY D E & GLENDA L
34233 HATHAWAY DRIVE
CALLAHAN, FL 32011

2023

36-2N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

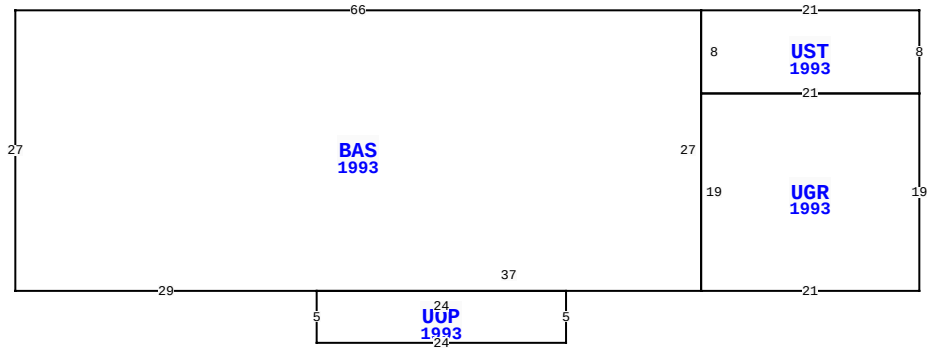
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	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	1,782	100	1,782	136,533
UGR	399	45	180	13,792
UOP	120	20	24	1,839
UST	168	45	76	5,823
TOTALS	2,469		2,062	157,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	102.9000	92.87	191,498	1977	1981	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1782 HX Base Yr



34233 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,986
TOTAL MARKET OB/XF VALUE		6,850
TOTAL LAND VALUE - MARKET		87,000
TOTAL MARKET VALUE		251,836
SOH/AGL Deduction		127,416
ASSESSED VALUE		124,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,420
TOTAL JUST VALUE		251,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1011/1836	10/09/2001	WD	U	I	01	100
GRANTOR: CRAVEY CHRISTOPHER &						
GRANTEE: CRAVEY D E & GLENDA						
0121/0113	3/02/1972	AA	U	V		1,750
GRANTOR: CARTER BETTY JOE & AL						
GRANTEE: CRAVEY D E & GLENDA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W21 BAS=[YR=1993] W66 S27 E29 UOP=[YR=1993] S5 E24 N5 W24 $ E37 UGR=[YR=1993] E21 N19 W21 S19 $ N27 $ S8 E21 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	0812	CONCRETE C	0	100	32	16	512.00	SF	4.00	4.00	100	1994	1994	3	70	1,434	
5	0200	BARN WD 0-	0	100	30	24	720.00	SF	20.00	20.00	100	1995	1995	3	24	3,456	

LAND DESCRIPTION

TOTAL OB/XF 6,850

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	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	000115	C	SFR ACRES	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 07/27/2018 BY TWX Total Acres: 5.00 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS