PT OF W1/2 OF NW1/4 OF NW1/4
IN OR 2477/1032
EX 5-13

CREWS PHILIP A & BRANDIE M
34151 HATHAWAY DR
CALLAHAN, FL 32011

2023

36-2N-24-0000-0005-0020

BUILDING CHARACTERISTICS

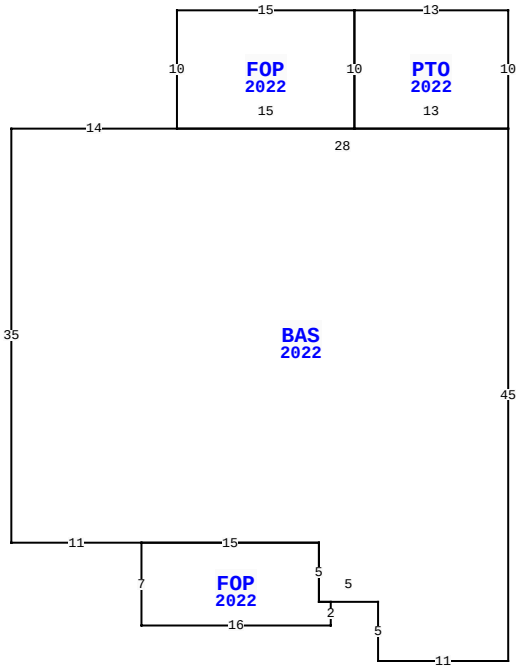
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,605	100	1,605	191,942
FOP	107	30	32	3,827
FOP	150	30	45	5,382
PTO	130	5	6	718
TOTALS	1,992		1,688	201,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	100.7100	119.59	201,868	2022	2022	0	0	0	0.00	100.00

4 SNGL FAM – 100% - 2023 Heated Area: 1605 HX Base Yr 2023



34151 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		201,868
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		243,868
SOH/AGL Deduction		0
ASSESSED VALUE		243,868
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,868
TOTAL JUST VALUE		243,868
NCON VALUE		201,868
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006648	CO ISSUED	0	04/28/2022
21013613	NEW CONSTR	246,793	10/16/2021
5609	CHNGE SRVC	0	01/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1032	6/30/2021	SW	U	V	30	32,500
GRANTOR: DAUGHTRY DENNIS E & K						
GRANTEE: CREWS PHILIP A & BR						
0973/1722	3/07/2001	WD	U	I	01	100
GRANTOR: PARKER ELLA M						
GRANTEE: DAUGHTRY DENNIS & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W13 FOP=[YR=2022] W15 S10 BAS=[YR=2022] W14 S35 E11 FOP=[YR=2022] S7 E16 N2 W1 N5 W15$ E15 S5 E5 S5 E11 N45 W28$ E15 N10$ S10 E13 N10$.

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
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/31/2022 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS