PT GOVT LOT 5 OF SEC 25-2N-24E
IN OR 2377/230

GRICE THEODORE N JR
34669 HATHAWAY DRIVE
CALLAHAN, FL 32011

2024

25-2N-24-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

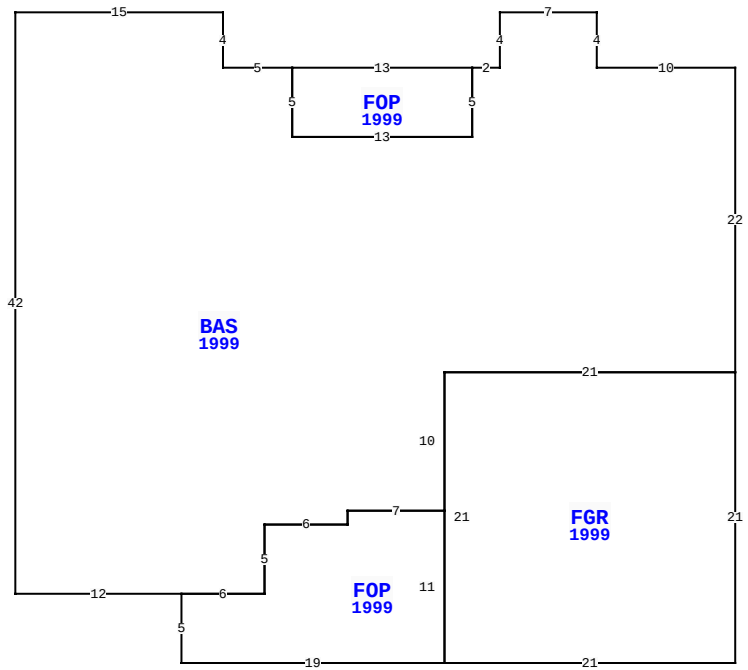
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	219,104
FGR	441	55	243	33,465
FOP	65	30	20	2,754
FOP	167	30	50	6,886
TOTALS	2,264		1,904	262,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,904	128.4780	160.60	305,782	1999	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2021 Heated Area: 1591 HX Base Yr 2021



34669 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,578
TOTAL MARKET OB/XF VALUE		4,793
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		306,371
SOH/AGL Deduction		105,377
ASSESSED VALUE		200,994
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,994
TOTAL JUST VALUE		306,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004834	REPAIR/RRF	10,000	06/04/2020
B1530094	GARAGE	21,450	03/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2377/0230	6/26/2020	WD	Q	I	02	300,000
GRANTOR: GRANGER CHARLE F						
GRANTEE: GRICE THEODORE N JR						
1945/0994	10/20/2014	WD	Q	I	01	177,000
GRANTOR: CRUCE JOHN D & TRACY						
GRANTEE: GRANGER CHARLE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W10 N4 W7 S4 W2 FOP=[YR=1999] W13 S5 E13 N5 $ S5 W13 N5 W5 N4 W15 S42 E12 FOP=[YR=1999] S5 E19 FGR=[YR=1999] E21 N21 W21 S21 $ N11 W7 S1 W6 S5 W6 $ E6 N5 E6 N1 E7 N10 E21 N22 $.

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	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	1999	1999	3	77	2,297	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2000	2000	3	52	2,496	

LAND DESCRIPTION

TOTAL OB/XF 4,793

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 10/22/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

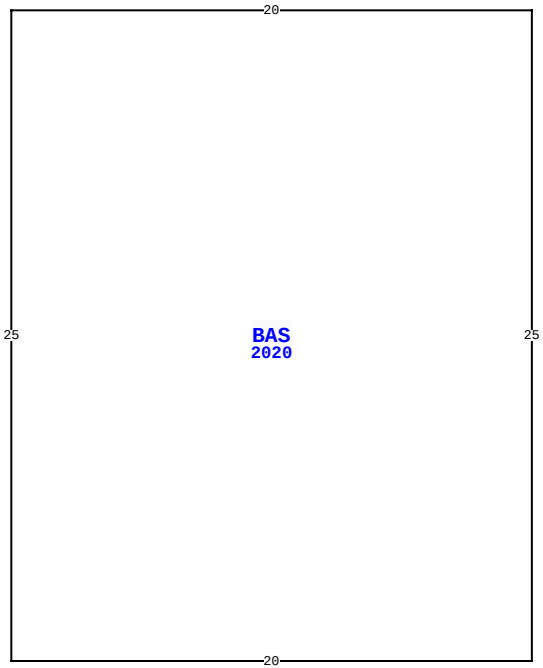
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	9,370
TOTALS	500		500	9,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	20.37	10,185	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2021 Heated Area: 500 HX Base Yr 2021



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1945/0994	10/20/2014	WD	Q	I	01	177,000
GRANTOR: CRUCE JOHN D & TRACY						
GRANTEE: GRANGER CHARLE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S25 E20 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/22/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS