IN OR 684/1879
PARCELS 9-1 & 9-2

MINSHEW TROY W & SUE G
PO BOX 805
CALLAHAN, FL 32011-0805

2024

25-2N-24-0000-0009-0010

BUILDING CHARACTERISTICS

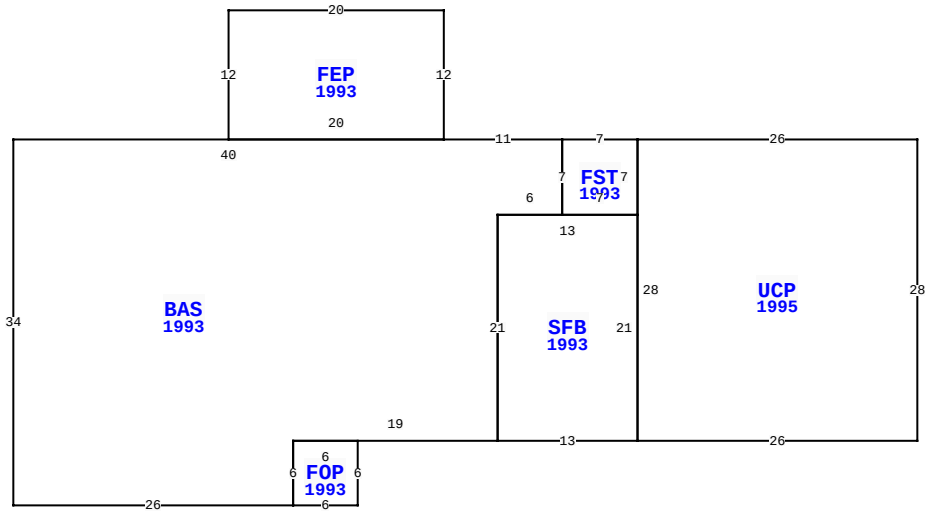
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,458	100	1,458	109,785
FEP	240	80	192	14,457
FOP	36	30	11	828
FST	49	55	27	2,033
SFB	273	80	218	16,415
UCP	728	20	146	10,993
TOTALS	2,784		2,052	154,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,052	106.8200	101.48	208,237	1987	1987	0	0	0	25.80	74.20

1 SINGLE FAM – 100% - 0 Heated Area: 1676 HX Base Yr



34637 HATHAWAY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,512
TOTAL MARKET OB/XF VALUE		19,986
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		229,098
SOH/AGL Deduction		101,582
ASSESSED VALUE		127,516
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,516
TOTAL JUST VALUE		229,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951600	CARPORT	10,000	01/01/1995
3631	N/A	6,864	07/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0684/1879	7/16/1993	WD	Q	I		83,000
GRANTOR: BARGERON OTTIS & D						
GRANTEE: MINSHEW TROY & SUE						
0476/0256	12/01/1985	WD	Q	V		27,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W26 FST=[YR=1993] W7 BAS=[YR=1993] W11 FEP=[YR=1993] N12 W20 S12 E20$ W40 S34 E26 FOP=[YR=1993] E6 N6 W6 S6$ N6 E19 SFB=[YR=1993] E13 N21 W13 S21$ N21 E6 N7$ S7 E7 N7$ S28 E26 N28$.

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	1987	1987	3	62	2,170	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	26.80	26.80	100	1987	1987	3	52	8,696	
3	0350	CARPORT WD	0	100	33	36	1,188.00	SF	13.00	13.00	100	1989	1989	3	20	3,089	
4	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	1987	1987	3	52	311	
5	0812	CONCRETE C	0	100	0	0	2,043.00	SF	4.00	4.00	100	1995	1995	3	70	5,720	

LAND DESCRIPTION

TOTAL OB/XF 19,986

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	1.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS