IN OR 2406/845
PARCELS 9-3 & 9-4

PHILLIPS GREGORY A & VICKI S
34577 HATHAWAY DR
CALLAHAN, FL 32011

2024

25-2N-24-0000-0009-0030

BUILDING CHARACTERISTICS

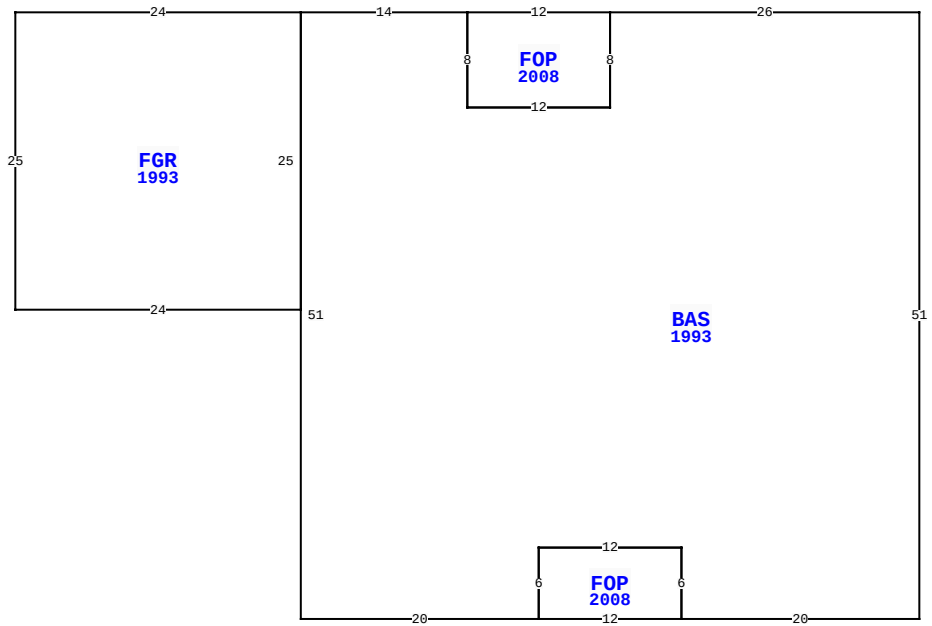
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,484	100	2,484	252,744
FGR	600	55	330	33,577
FOP	72	30	22	2,239
FOP	96	30	29	2,950
TOTALS	3,252		2,865	291,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,865	96.6132	120.77	346,006	1987	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2023 Heated Area: 2484 HX Base Yr 2023



34577 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		325,045
TOTAL MARKET OB/XF VALUE		24,014
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		403,659
SOH/AGL Deduction		0
ASSESSED VALUE		403,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,659
TOTAL JUST VALUE		403,659
NCON VALUE		33,535
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005338	GARAGE	109,692	04/25/2023
B21346	ENCLOSURE	9,000	04/01/2008
B21119	SWIM POOL	40,000	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0845	11/05/2020	WD	Q	I	01	334,900
GRANTOR: GAHRIS DOUGLAS P & CO						
GRANTEE: PHILLIPS GREGORY A						
0660/0245	6/01/1992	WD	Q	I		102,700
GRANTOR: CULVER ORLANDO & V						
GRANTEE: GAHRIS DOUGLAS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=2008] W12 S8 E12 N8$ S8 W12 N8 W14 FGR=[YR=1993] W24 S25 E24 N25$ S51 E20 FOP=[YR=2008] E12 N6 W12 S6$ N6 E12 S6 E20 N51$.

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
2	0810	CONCRETE A	0	100	14	15	210.00	SF	6.50	6.50	100	1987	1987	3	52	710	
3	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	1987	1987	3	52	1,325	
4	0811	CONCRETE B	0	100	0	0	1,027.00	SF	5.20	5.20	100	1987	1987	3	52	2,777	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
7	0911	SCRN RM A	0	100	24	40	960.00	SF	17.50	17.50	100	2008	2008	3	35	5,880	
8	0866	POOL FIBER	0	100	10	16	160.00	SF	72.00	72.00	100	2008	2008	3	35	4,032	
9	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2008	2008	3	89	7,120	

LAND DESCRIPTION

TOTAL OB/XF 24,014

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 01/04/2024 BY WW Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS

IN OR 2406/845
PARCELS 9-3 & 9-4

PHILLIPS GREGORY A & VICKI S
34577 HATHAWAY DR
CALLAHAN, FL 32011

2024

25-2N-24-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

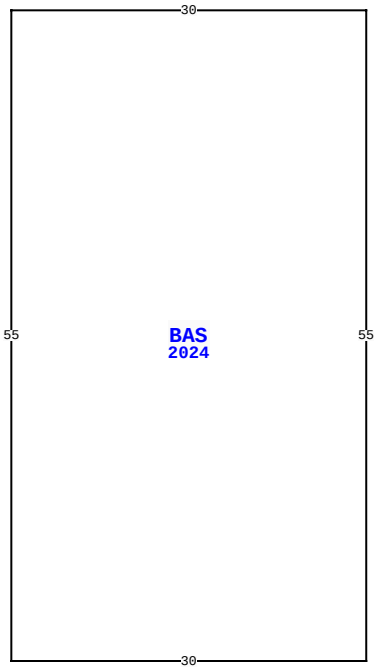
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	33,536
TOTALS	1,650		1,650	33,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	20.53	33,874	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1650 HX Base Yr 2023



34577 HATHAWAY DR, CALLAHAN

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0660/0245	6/01/1992	WD	Q	I		102,700
GRANTOR: CULVER ORLANDO & V						
GRANTEE: GAHRIS DOUGLAS & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,5] E30 S55 W30 N55 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2024 BY WW Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS