IN OR 2406/905

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

2024

25-2N-24-0000-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HATHAWAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,030
TOTAL MARKET VALUE	30,030
SOH/AGL Deduction	3,384
ASSESSED VALUE	26,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,646
TOTAL JUST VALUE	30,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2406/0905	11/05/2020	WD	Q	V	01	25,000
GRANTOR: GAHRIS DOUGLAS P & CO						
GRANTEE: PHILLIPS GREGORY A						
0923/1644	3/13/2000	WD	Q	V		16,000
GRANTOR: COE ROBERT W & LEE AN						
GRANTEE: GAHRIS DOUGLAS & CO						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000000	C	VAC RES	0	0006	OR	0.00	0.00	0.91	AC		1.00	1.00	1.10	30,000.00	33,000.00	30,030							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.91 Total Land Value: 30,030 Market: 0 Agricultural: 0 Common: 30,030 PRINTED 08/06/2024 BY SYS