IN OR 372 PG 104

ROCHAY HOWARD O & KATHY A
34323 HATHAWAY DRIVE
CALLAHAN, FL 32011

2024

25-2N-24-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

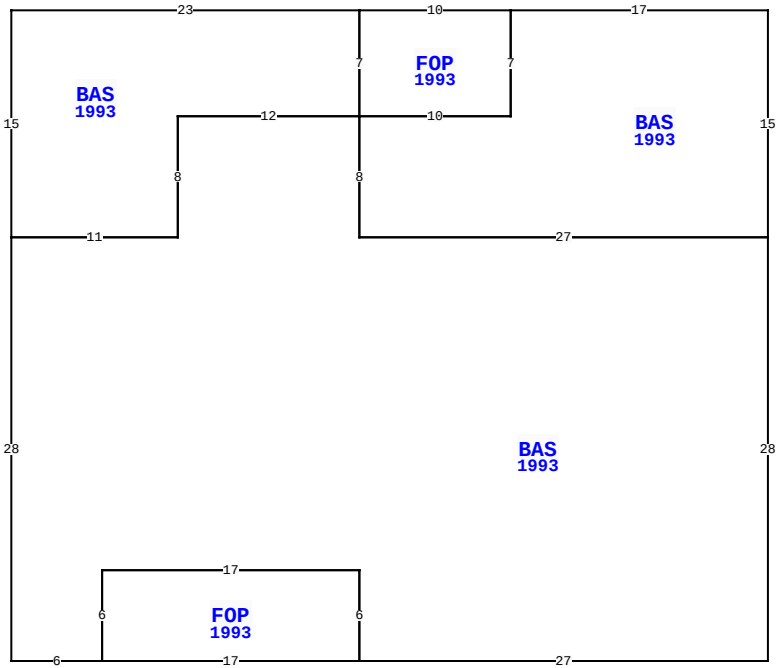
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	249	100	249	16,050
BAS	335	100	335	21,594
BAS	1,394	100	1,394	89,858
FOP	70	30	21	1,354
FOP	102	30	31	1,998
TOTALS	2,150		2,030	130,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	94.5700	89.84	182,375	1976	1984	0	10	0	18.25	71.75

1 SINGLE FAM – 100% - 2007 Heated Area: 1978 HX Base Yr 2007



34323 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		130,854
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		145,854
SOH/AGL Deduction		65,442
ASSESSED VALUE		80,412
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,412
TOTAL JUST VALUE		145,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004122	REPAIR/RRF	0	04/24/2019
B03112	SWIM POOL	17,000	01/06/2003
E973903	CHNGE SRVC	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0177/0327	1/01/1974	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W10 BAS=[YR=1993] W23 S15 BAS=[YR=1993] S28 E6 FOP=[YR=1993] E17 N6 W17 S6$ N6 E17 S6 E27 N28 W27 N8 W12 S8 W11$ E11 N8 E12 N7$ S7 E10 N7$ S7 W10 S8 E27 N15$.

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
1	000115	C	SFR ACRES	100	0005	OR	105.00	105.00	0.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	15,000							

REVIEW DATE 10/03/2019 BY TWX Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/06/2024 BY SYS