IN OR 2658/1996
PARCELS 14 & 14-1

BOZEMAN JOHN MARSHALL & MELISSA CHATTAWAY
34323 HATHAWAY DR
CALLAHAN, FL 32011

2024

25-2N-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

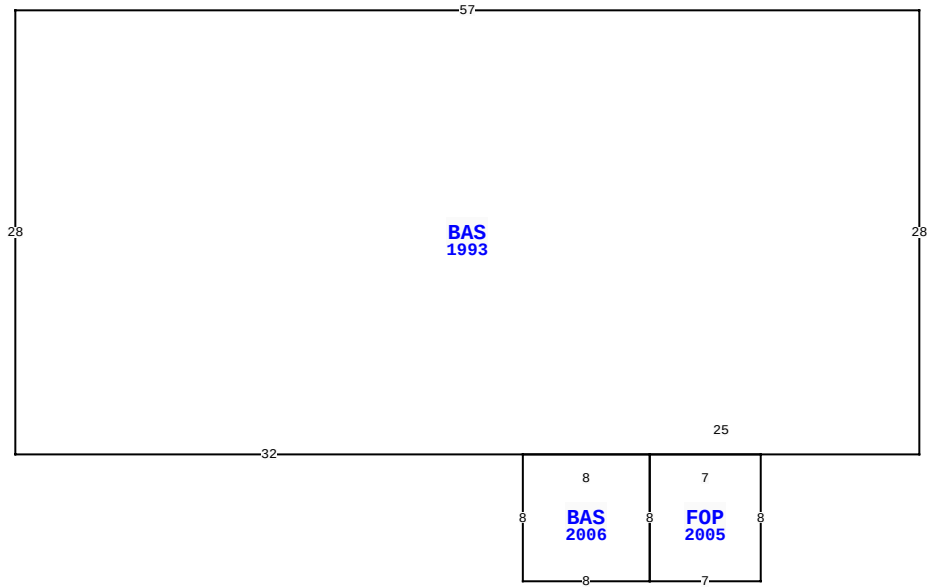
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	128,655
BAS	64	100	64	5,159
FOP	56	30	17	1,371
TOTALS	1,716		1,677	135,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	110.2000	104.69	175,565	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1660 HX Base Yr 2024



34447 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		135,185
TOTAL MARKET OB/XF VALUE		1,856
TOTAL LAND VALUE - MARKET		22,050
TOTAL MARKET VALUE		159,091
SOH/AGL Deduction		0
ASSESSED VALUE		159,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,091
TOTAL JUST VALUE		159,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4343	H/AC	4,300	09/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1996	7/17/2023	QC	U	I	11	100
GRANTOR: ROCHAY KATHY M & HOWA						
GRANTEE: BOZEMAN JOHN MARSHA						
2133/0221	7/10/2017	SW	U	I	18	52,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROCHAY KATHY M & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S28 E32 BAS=[YR=2006] S8 E8 FOP=[YR=2005] E7 N8 W7 S8$ N8 W8$ E25 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	0811	CONCRETE B	0	100	0	0	510.00	SF	5.20	5.20	100	1995	1995	3	70	1,856	

LAND DESCRIPTION

TOTAL OB/XF 1,856

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	000100	C	SFR	100	0005	OR	0.00	0.00	0.49	AC		1.00	1.00	1.50	30,000.00	45,000.00	22,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.49 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 08/06/2024 BY SYS