IN OR 2086/1104

ALLGEYER SHERL L
34401 HATHAWAY DRIVE
CALLAHAN, FL 32011

**2024**

**25-2N-24-0000-0015-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 |

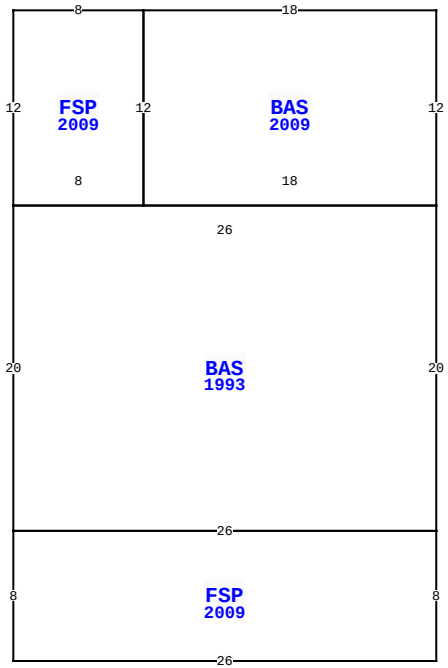
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 520 | 100 | 520 | 43,082 |
| BAS | 216 | 100 | 216 | 17,896 |
| FSP | 96 | 40 | 38 | 3,148 |
| FSP | 208 | 40 | 83 | 6,877 |
| TOTALS | 1,040 | | 857 | 71,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 857 | 108.0000 | 102.60 | 87,928 | 1960 | 1975 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SINGLE FAM – 100% - 2012 Heated Area: 736 HX Base Yr 2012




34401 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 | | 71,002 |
| TOTAL MARKET OB/XF VALUE | | 1,849 |
| TOTAL LAND VALUE - MARKET | | 23,400 |
| TOTAL MARKET VALUE | | 96,251 |
| SOH/AGL Deduction | | 51,905 |
| ASSESSED VALUE | | 44,346 |
| TOTAL EXEMPTION VALUE | HX HB DX | 30,000 |
| BASE TAXABLE VALUE | | 14,346 |
| TOTAL JUST VALUE | | 96,251 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,933 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2086/1104 | 11/04/2016 | QC | U | I | 11 | 100 |
| GRANTOR: ALLGEYER RICHARD H | | | | | | |
| GRANTEE: ALLGEYER SHERL L | | | | | | |
| 1705/1433 | 10/08/2010 | WD | Q | I | 01 | 45,000 |
| GRANTOR: JAMES WILLIAM FRANK | | | | | | |
| GRANTEE: ALLGEYER RICHARD H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W18 FSP=[YR=2009] W8 S12 BAS=[YR=1993] S20 FSP=[YR=2009] S8 E26 N8 W26$ E26 N20 W26$ E8 N12$ S12 E18 N12$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 20 | 18 | 360.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 79 | 1,849 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,849

| 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 | 0.52 | AC | | 1.00 | 1.00 | 1.50 | 30,000.00 | 45,000.00 | 23,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.52 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 08/06/2024 BY SYS