



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 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,693	100	1,693	128,338
FOP	266	30	80	6,065
FST	120	55	66	5,003
FUS	300	100	300	22,741
TOTALS	2,379		2,139	162,146

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	41	14	574.00	SF	5.20	5.20	
3	0200	BARN WD 0-	0	100	50	20	1,000.00	SF	20.00	20.00	
4	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,139	110.4460	104.92	224,424	1961	1981	0	10	0 17.75	72.25
1 SINGLE FAM - 100% - 0 Heated Area: 1993 HX Base Yr											
34398 HATHAWAY DR, CALLAHAN											
BLD DATE: 05/22/2023 MLU											

TOTAL OB/XF											
9,138											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		162,146	
TOTAL MARKET OB/XF VALUE		9,138	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		251,284	
SOH/AGL Deduction		107,878	
ASSESSED VALUE		143,406	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		93,406	
TOTAL JUST VALUE		251,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12497	REPAIR/RRF	6,500	05/27/2013
6000	NEW CONSTR	900	06/16/1989
3356	REMODEL	0	01/12/1989
5426	ADDITION	0	01/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2448/0781	3/25/2021	WD U	I	I	11	100	
GRANTOR: CONAWAY EVERETT J SR							
GRANTEE: CONAWAY EVERETT J J							
2405/0944	10/30/2020	WD U	I	I	11	100	
GRANTOR: CONAWAY EVERETT J SR							
GRANTEE: CONAWAY EVERETT J J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 FST=[YR=1993] W10 S12 E10 N12\$ S12 W10 N12 W28 S26 FOP=[YR=1993] S7 E38N7 W38\$ E38 S7 E25 N33\$ PTR= E15 FUS=[YR=1993] E25 S12 W25 N12\$ W15\$.											