



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2																			
Exterior Wall	20	FACE BRICK 100	0900	01	2,865	96.6132	127.53	365,373	1987	2002	0	0	0	16.50	83.50	6																			
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023										Heated Area: 2484										HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100														VALUATION BY																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floor	13	LVT/LAMNT 80														STANDARD																			
Interior Floor	11	CLAY TILE 20														Tax Group: 6										Tax Dist:									
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										340,533									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										22,499									
Bedrooms		3 100														TOTAL LAND VALUE - MARKET										81,900									
Bathrooms		3 100														TOTAL MARKET VALUE										444,932									
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										29,567									
Stories	1.	1. 100														ASSESSED VALUE										415,365									
Units		0 100														TOTAL EXEMPTION VALUE										HX HB 50,722									
BUD8 Adjustme	06	DIST 1D 100														BASE TAXABLE VALUE										364,643									
Occupancy	00	NONE 100														TOTAL JUST VALUE										444,932									
Quality			01	Quality Level 01												NCON VALUE 0																			
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE																			
MAP NUM				MKT AREA												PREVIOUS YEAR MKT VALUE 403,659																			
NEIGHBORHOOD/LOC			8001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,484	100	1993	2,484	264,515																														
FGR	600	55	1993	330	35,141																														
FOP	72	30	2008	22	2,343																														
FOP	96	30	2008	29	3,088																														
TOTALS	3,252			2,865	305,086																														
EXTRA FEATURES					34577 HATHAWAY DR, CALLAHAN										BLD DATE					LGL DATE					05/21/2025					MLU					
										XF DATE					LAND DATE																				
										INC DATE					AG DATE																				
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																			
1	0810	CONCRETE A	0 100	14	15	210.00	SF	6.50	6.50	100	1987	1987	3	49.5	676																				
2	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,261																				
3	0811	CONCRETE B	0 100	0	0	1,027.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,643																				
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																				
5	0911	SCRN RM A	0 100	24	40	960.00	SF	17.50	17.50	100	2008	2008	3	31	5,208																				
6	0866	POOL FIBER	0 100	10	16	160.00	SF	72.00	72.00	100	2008	2008	3	31	3,571																				
7	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00	100	2008	2008	3	88	7,040																				
LAND DESCRIPTION										TOTAL OB/XF										22,499															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	100	0005	OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,900																		

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