PT OF SEC 25-2N-24E
IN OR 303/410
(EX 12-2 & OR 1346/326)

HATHAWAY HELEN
34299 HATHAWAY DRIVE
CALLAHAN, FL 32011

2025

25-2N-24-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

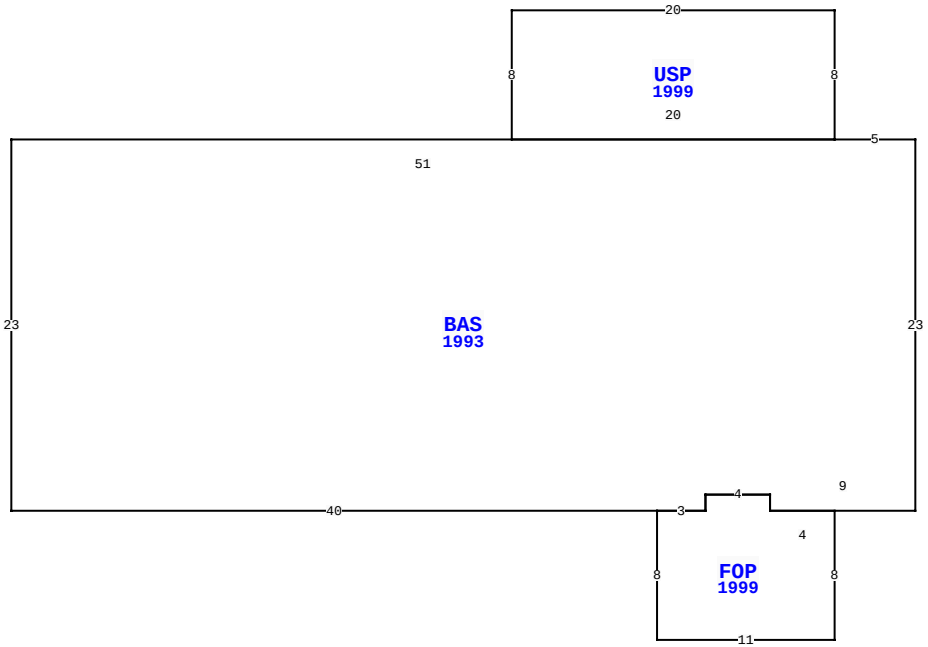
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1993	1,284	30,508
FOP	92	30	1999	28	665
USP	160	50	1999	80	1,901
TOTALS	1,536			1,392	33,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,392	99.0000	79.20	110,246	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1284 HX Base Yr



34299 HATHAWAY DR, CALLAHAN

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/21/2025 MLU
INC DATE | AG DATE

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	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	1980	1980	3	20	1,080	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,074
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	26,100
TOTAL MARKET VALUE	60,254
SOH/AGL Deduction	34,919
ASSESSED VALUE	25,335
TOTAL EXEMPTION VALUE	HX HB WX 25,335
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	60,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996139	CHNGE SRVC	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0303/0410	11/01/1979	FS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=1999] N8 W20 S8 E20$ W51 S23 E40
FOP=[YR=1999] S8 E11 N8 W4 N1 W4 S1 W3$ E3 N1 E4 S1 E9 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	RES	100	0005	OR	0.00	0.00	0.58	AC		1.00	1.00	1.00	45,000.00	45,000.00	26,100							

REVIEW DATE 06/07/2019 BY TWA Total Acres: 0.58 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 07/30/2025 BY SYS