PT OR 2153/1875
UTILITY ESMT IN OR 867/1830
(EX 17-4)

HEALTHY LIVING MANAGEMENT LLC
615550 RIVER RD
CALLAHAN, FL 32011

2025

25-2N-24-0000-0017-0010

BUILDING CHARACTERISTICS

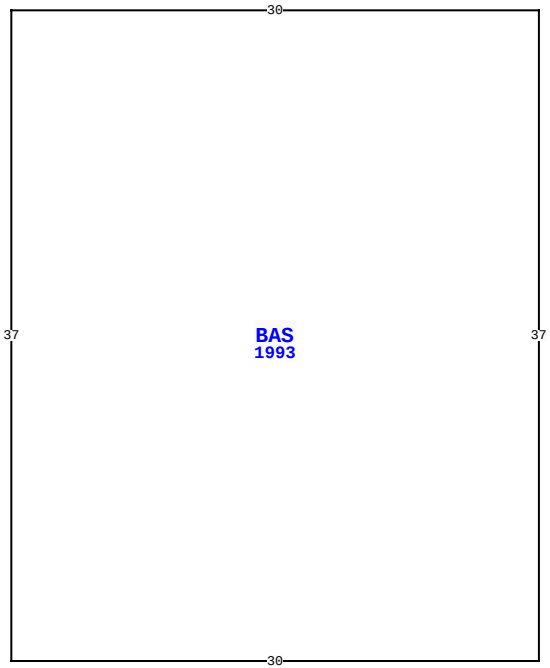
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
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	1,110	100	1993	1,110	56,130
TOTALS	1,110			1,110	56,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,110	108.1200	57.30	63,603	1980	2000	0	0	0	11.75	88.25

1 ACCESORY U – 0% - 0 Heated Area: 1110 HX Base Yr



34706 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	56,130
TOTAL MARKET OB/XF VALUE	22,227
TOTAL LAND VALUE - MARKET	185,835
TOTAL MARKET VALUE	264,192
SOH/AGL Deduction	38,052
ASSESSED VALUE	226,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,140
TOTAL JUST VALUE	264,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034153	MH MOVE-ON	0	01/06/2003
W0387	MH MOVE-ON	0	01/05/2003
E029156	CHNGE SRVC	0	02/01/2002
8397	CHNGE SRVC	0	06/06/1992
7863	REPAIR/RRF	2,000	02/21/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1875	10/25/2017	QC	U	I	11	100
GRANTOR: PERRET MARY S						
GRANTEE: HEALTHY LIVING MANA						
1852/0822	4/02/2013	WD	U	I	30	46,571
GRANTOR: M E PERRET INC						
GRANTEE: PERRET MARY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S37 E30 N37$.

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	0350	CARPORT WD	0	0	44	24	1,056.00	SF	13.00	13.00	100	2005	2005	3	22	3,020	
2	0810	CONCRETE A	0	0	12	23	276.00	SF	6.50	6.50	100	2003	2003	3	82	1,471	
3	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	2008	2008	3	31	397	
4	0681	POLE SHED	0	0	25	40	1,000.00	SF	15.00	15.00	100	2022	2022	3	95	14,250	
5	0810	CONCRETE A	0	0	40	12	480.00	SF	6.50	6.50	100	2022	2022	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 22,227

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	0	0004	OR	0.00	0.00	9.53	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,835							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 9.53 Total Land Value: 185,835 Market: 0 Agricultural: 0 Common: 185,835 PRINTED 07/30/2025 BY SYS