PT OF E1/2 OF NW1/4 OF NW1/4
IN OR 1023/57
2002 WAYCROSS-SW

CRAVEY JASON L/CRAVEY AMBER L
34370 HATHAWAY DR
CALLAHAN, FL 32011

2025

36-2N-24-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

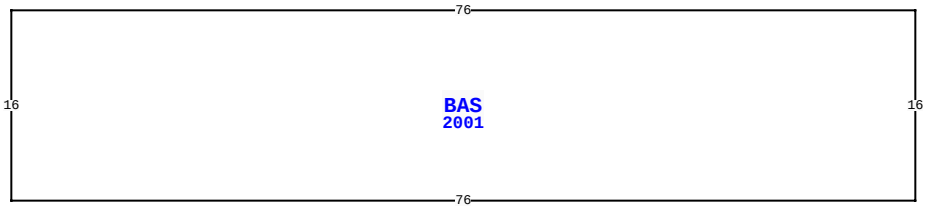
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2001	1,216	71,542
TOTALS	1,216			1,216	71,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	123.6000	105.06	127,753	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 50% - 2002 Heated Area: 1216 HX Base Yr 2002



34370 HATHAWAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		71,542
TOTAL MARKET OB/XF VALUE		6,048
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		122,590
SOH/AGL Deduction		49,352
ASSESSED VALUE		73,238
TOTAL EXEMPTION VALUE	HA HAB	23,133
BASE TAXABLE VALUE		50,105
TOTAL JUST VALUE		122,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/0057	12/05/2001	WD	Q	V	01	100

GRANTOR: CRAVEY EDGAR & GLENDA
GRANTEE: CRAVEY JASON & AMBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S16 E76 N16$.

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	50	30	24	720.00	SF	15.00	15.00	100	2010	2010	3	56	6,048	

LAND DESCRIPTION

TOTAL OB/XF 6,048

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	50	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS