PT OF E1/2 OF NW1/4 OF NW1/4
IN OR 1390/227
1994 MERI DW/M

BURCH JERRY W & KATHRYN E
34178 HATHAWAY DRIVE
CALLAHAN, FL 32011

**2025**

**36-2N-24-0000-0004-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

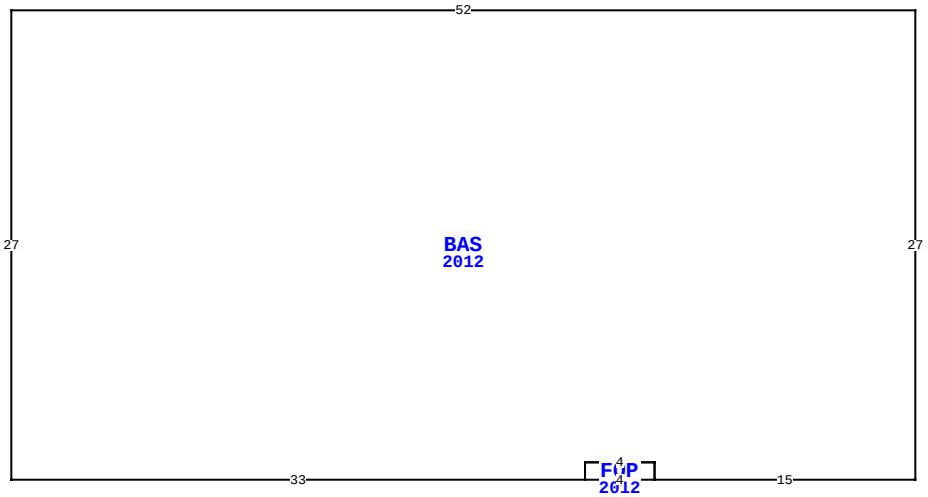
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,400 | 100 | 2012 | 1,400 | 43,840 |
| FOP | 4 | 30 | 2012 | 1 | 31 |
| TOTALS | 1,404 | | | 1,401 | 43,871 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,401 | 122.8000 | 104.38 | 146,236 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 94+ – 100% - 0 Heated Area: 1400 HX Base Yr 2006




34178 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 | | 43,871 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 88,871 |
| SOH/AGL Deduction | | 48,522 |
| ASSESSED VALUE | | 40,349 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 15,349 |
| TOTAL JUST VALUE | | 88,871 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 68,710 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH125451 | CO ISSUED | 0 | 01/28/2013 |
| MH4754 | MH MOVE-ON | 0 | 01/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1390/0227 | 2/17/2006 | WD | U | V | 07 | 100 |
| GRANTOR: CRAVEY EDGAR & GLENDA | | | | | | |
| GRANTEE: BURCH JERRY W & KAT | | | | | | |
| 1339/1399 | 8/05/2005 | WD | Q | V | 06 | 100 |
| GRANTOR: CRAVEY DANIEL E ETAL | | | | | | |
| GRANTEE: BURCH JERRY W & KAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W52 S27 E33 FOP=[YR=2012] E4 N1 W4 S1$ N1 E4 S1 E15 N27$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS