

PT OF W1/2 OF NW1/4 OF NW1/4
IN OR 2477/1032
EX 5-13

CREWS PHILIP A & BRANDIE M
34151 HATHAWAY DR
CALLAHAN, FL 32011

2025

36-2N-24-0000-0005-0020



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 1 6														
Exterior Wall	31	HARDIE BRD 90	0900	01	1,688	100.7100	132.94	224,403	2022	2022	0	0	0	0.55	99.45	VALUATION BY STANDARD													
Exterior Wall	21	STONE 10	4 SNGL FAM - 100% - 2023												Heated Area: 1605														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2023														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 100																											
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	0 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
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	1,605	100	2022	1,605	212,195																								
FOP	107	30	2022	32	4,231																								
FOP	150	30	2022	45	5,949																								
PTO	130	5	2022	6	794																								
TOTALS			1,992		1,688	223,169																							
EXTRA FEATURES						34151 HATHAWAY DR, CALLAHAN																							
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	0936	SEPTC TANK	0	100	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
2	0937	WELL	0	100	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
REVIEW DATE 05/31/2022 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS																													