PT NW 1/4 OF NW 1/4
PARCELS 5-3 & 5-4
IN OR 533 PG 84

STRICKLAND OLIVER & WILLEVA
34129 HATHAWAY DRIVE
CALLAHAN, FL 32011

2025

36-2N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

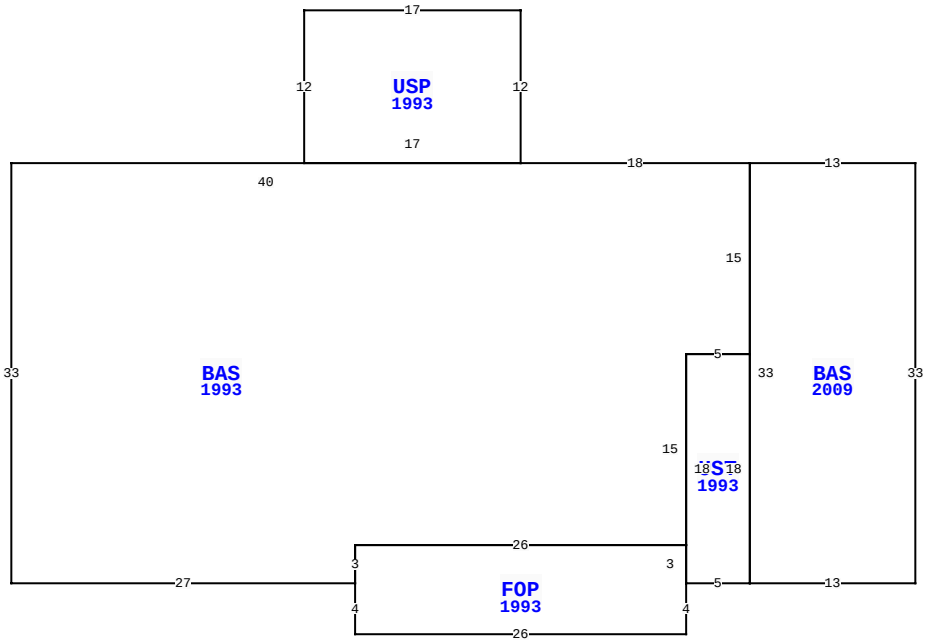
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1993	1,746	157,577
BAS	429	100	2009	429	38,717
FOP	182	30	1993	55	4,964
USP	204	30	1993	61	5,505
UST	90	45	1993	40	3,610
TOTALS	2,651			2,331	210,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,331	89.9640	118.75	276,806	1977	1984	0	0	0	24.00	76.00

1 SNGL FAM – 100% - 0 Heated Area: 2175 HX Base Yr



34129 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,373
TOTAL MARKET OB/XF VALUE		3,146
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		294,019
SOH/AGL Deduction		160,763
ASSESSED VALUE		133,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,534
TOTAL JUST VALUE		294,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M94670	H/AC	3,875	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0533/0084	12/15/1987	WD	Q	I		69,900
GRANTOR: DAUGHTRY CLARENCE W						
GRANTEE: STRICKLAND OLIVER						
0153/0516	1/01/1973	WD	Q	V		800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W13 BAS=[YR=1993] W18 USP=[YR=1993] N12 W17 S12 E17 $ W40 S33 E27 FOP=[YR=1993] S4 E26 N4 UST=[YR=1993] E5 N18 W5 S18 $ N3 W26 S3 $ N3 E26 N15 E5 N15 $ S33 E13 N33 $.

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	0680	POLE SHED	0	100	37	24	888.00	SF	10.00	10.00	100	1977	1977	3	20	1,776	
2	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 3,146

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	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS