PT OF SW1/4 OF NW1/4 OF NW1/4
OF SEC 36-2N-24E
IN OR 2450/707

STUBBS KAREN
34093 HATHAWAY DRIVE
CALLAHAN, FL 32011

2025

36-2N-24-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

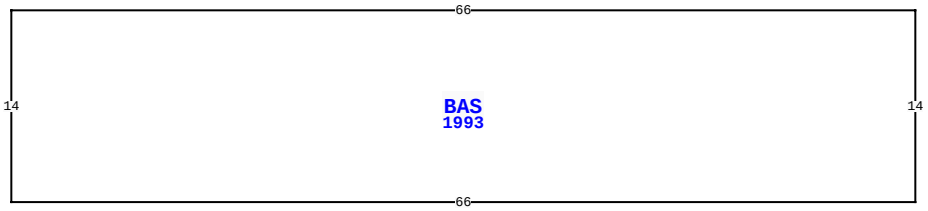
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	19,958
TOTALS	924			924	19,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	90.0000	72.00	66,528	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



34093 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	19,958
TOTAL MARKET OB/XF VALUE	2,304
TOTAL LAND VALUE - MARKET	90,900
TOTAL MARKET VALUE	113,162
SOH/AGL Deduction	35,878
ASSESSED VALUE	77,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,284
TOTAL JUST VALUE	113,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0707	4/01/2021	QC	U	I	11	100
GRANTOR: DAUGHTRY CLARENCE W						
GRANTEE: STUBBS KAREN						
0678/1287	4/06/1993	WD	Q	V	01	10,000
GRANTOR: DAUGHTRY MAXINE						
GRANTEE: DAUGHTRY CLARENCE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	0	32	24	768.00	SF	15.00	15.00	100	1994	1994	3	20	2,304	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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	0007	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,900							

REVIEW DATE 05/17/2021 BY TWA Total Acres: 3.03 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/30/2025 BY SYS