IN OR 1288/135

TORBETT THOMAS E & KRISTINA
PO BOX 5025
CALLAHAN, FL 32011

2026

25-2N-24-0000-0017-0050

BUILDING CHARACTERISTICS

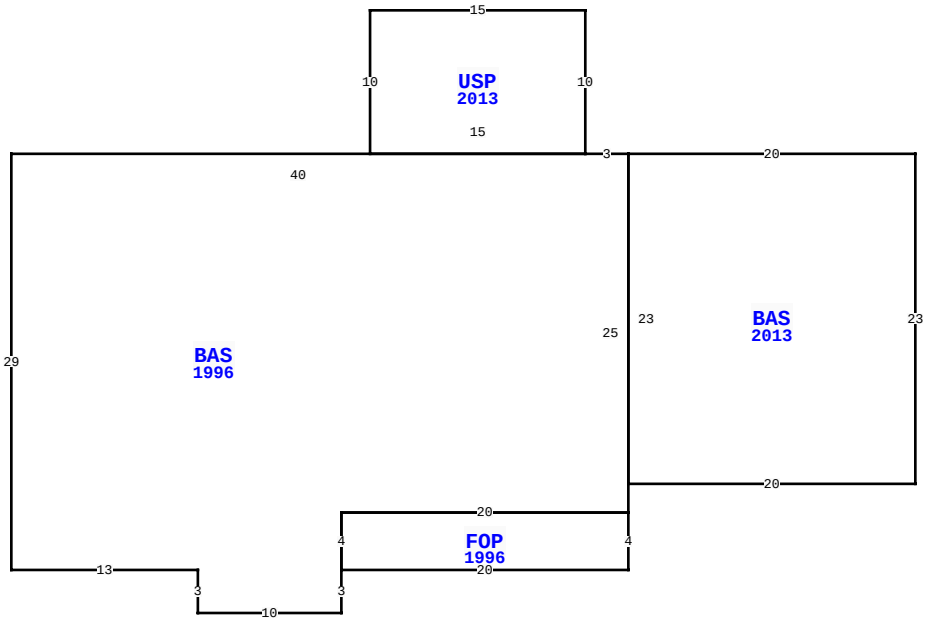
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	18	SLATE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,197	100	1996	1,197	136,545
BAS	460	100	2013	460	52,474
FOP	80	30	1996	24	2,738
USP	150	30	2013	45	5,133
TOTALS	1,887			1,726	196,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	104.8800	145.78	251,616	1996	1996	0	0	0	21.75	78.25

1 SNGL FAM 100% - 2020 Heated Area: 1657 HX Base Yr 2020



34420 HATHAWAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	196,890
TOTAL MARKET OB/XF VALUE	6,872
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	243,762
SOH/AGL Deduction	77,045
ASSESSED VALUE	166,717
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	115,306
TOTAL JUST VALUE	243,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003918	REPAIR/RRF	7,900	05/08/2020
B9602963	NEW CONSTR	59,920	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0135	1/18/2005	WD	U	I	07	100
GRANTOR: CONAWAY EVERETT J JR						
GRANTEE: TORBETT THOMAS E &						
1231/0068	5/17/2004	WD	Q	I		112,000
GRANTOR: CONAWAY EVERETT J JR						
GRANTEE: TORBETT THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W20 BAS=[YR=1996] W3 USP=[YR=2013] N10 W15 S10 E15 $ W40 S29 E13 S3 E10 N3 FOP=[YR=1996] E20 N4 W20 S4$ N4 E20 N25$ S23 E20 N23$.

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	0200	BARN WD 0-	0	100	28	26	728.00	SF	20.00	20.00	100	2007	2007	3	40	5,824	
2	0350	CARPORT WD	0	100	28	12	336.00	SF	13.00	13.00	100	2007	2007	3	24	1,048	

LAND DESCRIPTION

TOTAL OB/XF 6,872

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS