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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

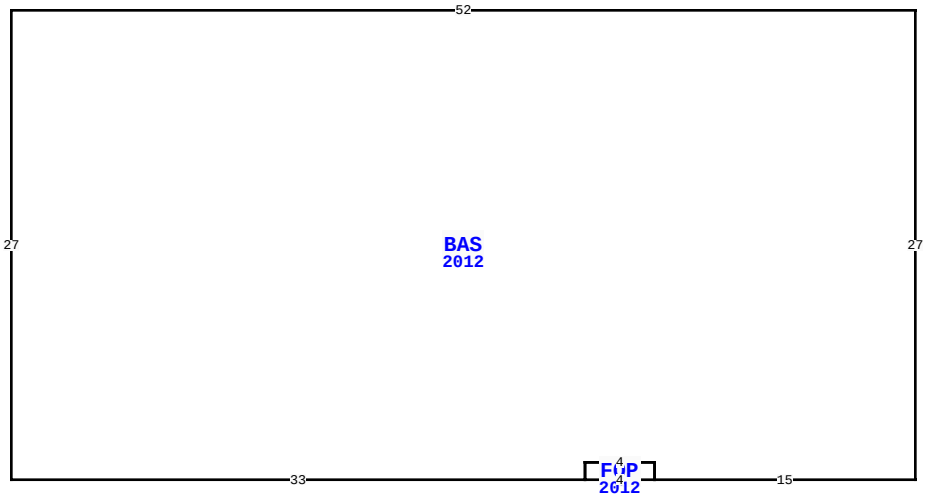
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	46,418
FOP	4	30	2012	1	33
TOTALS	1,404			1,401	46,452

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	110.52	154,839	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	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		86,452
SOH/AGL Deduction		45,014
ASSESSED VALUE		41,438
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,438
TOTAL JUST VALUE		86,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,871

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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