PT OF SW1/4 OF NW1/4 OF NW1/4
OF SEC 36-2N-24E
IN OR 2450/710

HORTON TAMMY
34093 HATHAWAY DRIVE
CALLAHAN, FL 32011

2026

36-2N-24-0000-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	73,600
TOTAL MARKET VALUE	76,480
SOH/AGL Deduction	6,683
ASSESSED VALUE	69,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,797
TOTAL JUST VALUE	76,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/0710	4/01/2021	QC	U	V	11	100
GRANTOR: DAUGHTRY CLARENCE W						
GRANTEE: HORTON TAMMY						
1041/0399	3/04/2002	WD	Q	V		20,000
GRANTOR: BOATRIGHT EUGENE T						
GRANTEE: DAUKGHTRY CLARENCE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2011	2011	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	40,000.00	40,000.00	73,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.84 Total Land Value: 73,600 Market: 0 Agricultural: 0 Common: 73,600 PRINTED 07/09/2026 BY SYS