PT OF SW1/4 OF SEC 26-2N-24E
IN OR 774/964

HEMMINGWAY THOMAS C & JANET A
35382 OAK HILL LANE
CALLAHAN, FL 32011

2023

26-2N-24-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

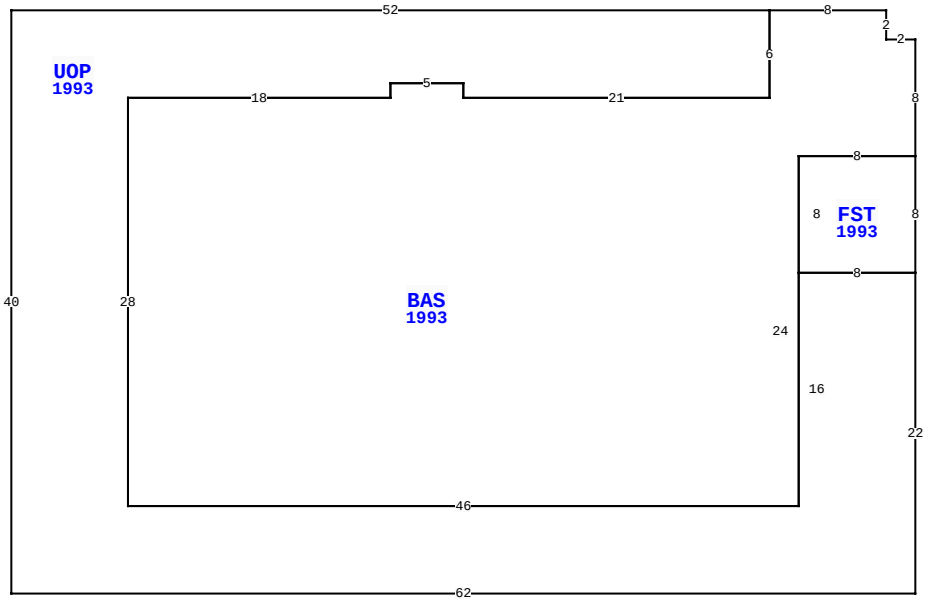
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	134,316
FST	64	55	35	3,404
UOP	1,031	20	206	20,036
TOTALS	2,476		1,622	157,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,622	101.7450	120.82	195,970	1991	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1997 Heated Area: 1381 HX Base Yr 1997



35382 OAK HILL LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,756
TOTAL MARKET OB/XF VALUE		12,586
TOTAL LAND VALUE - MARKET		36,300
TOTAL MARKET VALUE		206,642
SOH/AGL Deduction		113,393
ASSESSED VALUE		93,249
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,249
TOTAL JUST VALUE		206,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6848	NEW CONSTR	70,145	11/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/0964	10/21/1996	WD	Q	I		83,000
GRANTOR: BURCH THERESA H WATER						
GRANTEE: HEMMINGWAY THOMAS &						
0571/0826	6/02/1989	QC	U	I	01	100
GRANTOR: PURVIS THERESA						
GRANTEE: WATERS THERESA & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N2 W8 UOP=[YR=1993] W52 S40 E62 N22
FST=[YR=1993] N8 W8 S8 E8$ W8 S16 W46 N28 E18 N1 E5 S1 E21
N6$ S6 W21 N1 W5 S1 W18 S28 E46 N24 E8 N8$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	13.20	13.20	100	1970	1970	3	20	264	
2	0681	POLE SHED	0	100	24	36	864.00	SF	15.00	15.00	100	1994	1994	3	23	2,981	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
4	0680	POLE SHED	0	100	28	28	784.00	SF	10.00	10.00	100	2017	2017	3	87	6,821	

LAND DESCRIPTION

TOTAL OB/XF 12,586

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,300							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.21 Total Land Value: 36,300 Market: 0 Agricultural: 0 Common: 36,300 PRINTED 08/02/2023 BY SYS