

PT OF SW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 507/166 &
OR 895/942

HEMMINGWAY GARY S & TAMMY LEE
35155 OAK HILL LANE
CALLAHAN, FL 32011

2023

26-2N-24-0000-0007-0040



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	11	CLAY TILE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

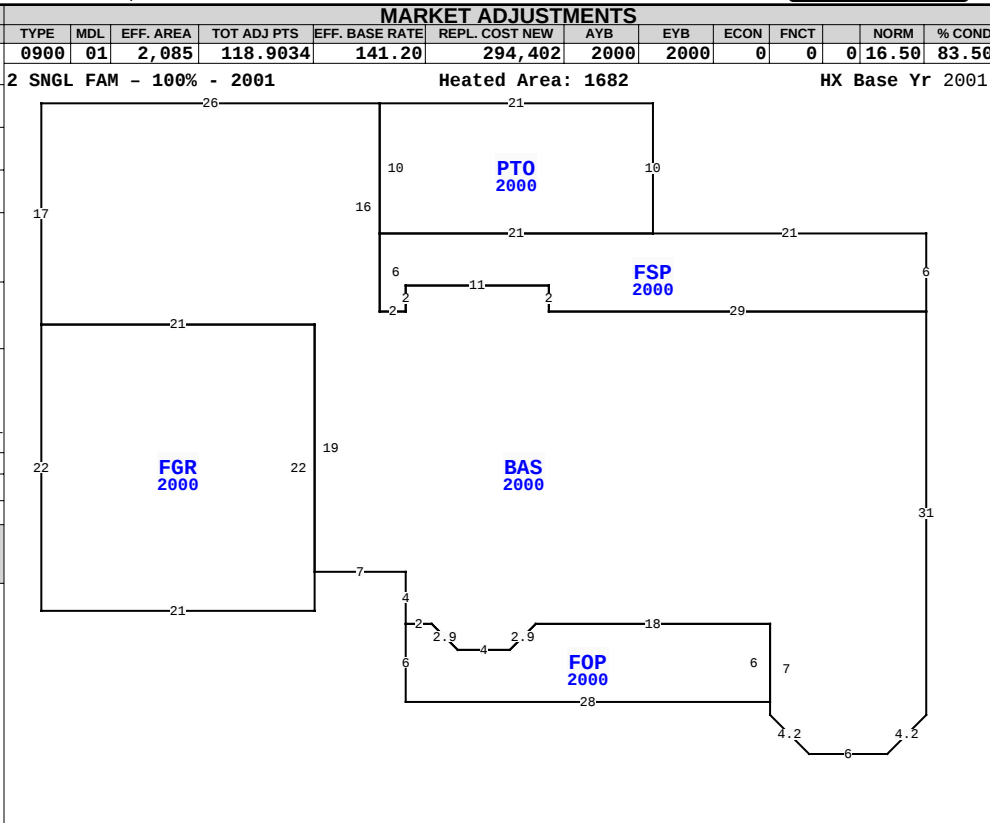
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	198,311
FGR	462	55	254	29,947
FOP	156	30	47	5,541
FSP	230	40	92	10,847
PTO	210	5	10	1,179

TOTALS	2,740		2,085	245,826
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0812	CONCRETE C	0	100	0	0	1,933.00	SF	4.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00
6	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00
7	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
9	0855	CONC PAVER	0	100	0	0	595.00	SF	10.00
10	0810	CONCRETE A	0	100	42	6	252.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.83

REVIEW DATE 12/13/2021 BY TW



35155 OAK HILL LN, CALLAHAN

TOTAL OB/XF									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,085	118.9034	141.20	294,402	2000	2000	0	0	16.50	83.50
2 SNGL FAM - 100% - 2001 Heated Area: 1682 HX Base Yr 2001											
PTO 2000											
FSP 2000											
BAS 2000											
FGR 2000											
FOP 2000											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		269,146
TOTAL MARKET OB/XF VALUE		31,385
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		355,431
SOH/AGL Deduction		176,822
ASSESSED VALUE		178,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,609
TOTAL JUST VALUE		355,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300484	REPAIR/RRF	25,942	01/12/2023
21014009	GARAGE	35,000	10/13/2021
B006580	NEW CONSTR	0	03/01/2000
B996647	NEW CONSTR	138,000	12/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0895/0942	8/17/1999	WD U	I	I	01
GRANTOR: HEMMINGWAY THOMAS C					
GRANTEE: HEMMINGWAY GARY & T					
0507/0166	12/31/1986	FS U	I	I	
GRANTOR: JOHNSON BERNICE N GOO					
GRANTEE: HEMMINGWAY THOMAS C					

BUILDING NOTES									
GRANTOR: HEMMINGWAY THOMAS C									
GRANTEE: HEMMINGWAY GARY & T									

BUILDING DIMENSIONS									
FSP=[YR=2000] W21 PTO=[YR=2000] N10 W21 BAS=[YR=2000] W26									
S17 FGR=[YR=2000] S22 E21 N22 W21 \$ E21 S19 E7 S4									
FOP=[YR=2000] S6 E28 N6 W18 D2 L2 W4 U2 L2 W2\$ E2 D2 R2									
\$ S10 E21 \$ W21 S6 E2 N2 E11 S2 E29 N6 \$.									

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.83 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 08/02/2023 BY SYS

HEMMINGWAY GARY S & TAMMY LEE
35155 OAK HILL LANE
CALLAHAN, FL 32011

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