PT OF SEC 26-2N-24E
IN OR 2033/178

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

2023

26-2N-24-0000-0007-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

OAK HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	65,393
TOTAL LAND VALUE - MARKET	403,040
TOTAL MARKET VALUE	86,820
SOH/AGL Deduction	47,272
ASSESSED VALUE	39,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,548
TOTAL JUST VALUE	468,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0178	3/08/2016	QC	U	V	11	100

GRANTOR: HEMMINGWAY FRED C

GRANTEE: HEMMINGWAY THOMAS C

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	0681	POLE SHED	0	0	54	16	864.00	SF	15.00	15.00	100	1975	1975	3	20	2,592	
2	0680	POLE SHED	0	0	25	14	350.00	SF	10.00	10.00	100	1985	1985	3	20	700	
3	0200	BARN WD 0-	0	0	28	18	504.00	SF	20.00	20.00	100	1980	1980	3	20	2,016	
4	0200	BARN WD 0-	0	0	26	18	468.00	SF	20.00	20.00	100	1980	1980	3	20	1,872	
5	0350	CARPORT WD	0	0	24	18	432.00	SF	13.00	13.00	100	1996	1996	3	20	1,123	
6	0681	POLE SHED	0	0	17	14	238.00	SF	15.00	15.00	100	1990	1990	3	20	714	
7	0681	POLE SHED	0	0	30	72	2,160.00	SF	30.00	30.00	100	2017	2017	3	87	56,376	

LAND DESCRIPTION

TOTAL OB/XF 65,393

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	006005	A	PAST/GRAZE	0			0.00	0.00	48.38	AC		1.00	1.00	1.00	440.00	440.00	21,287							
2	005970	A	AGRI-POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	50.38	AC		1.00	1.00	1.00	8,000.00	8,000.00	403,040							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 50.38 Total Land Value: 21,427 Market: 403,040 Agricultural: 21,427 Common: 0 PRINTED 08/02/2023 BY SYS