

PT OF NW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 2138/474
{2003 SCHUL DW/MH &

BURCH THERESA H
35359 OAK HILL LN
CALLAHAN, FL 32011

2024

26-2N-24-0000-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

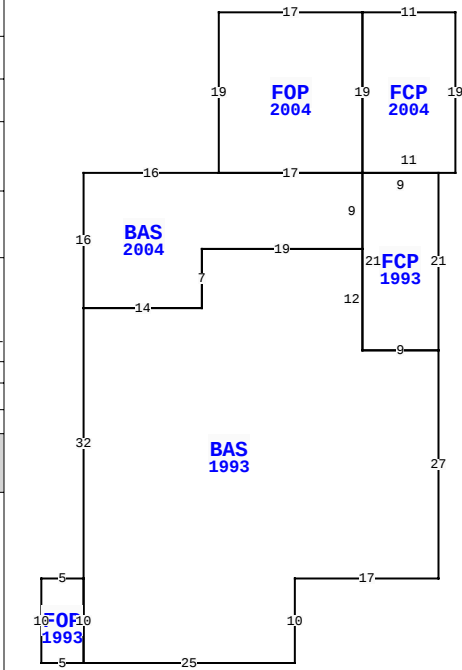
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	111,374
BAS	395	100	395	26,155
FCP	189	25	47	3,112
FCP	209	25	52	3,443
FOP	50	30	15	993
FOP	323	30	97	6,423

TOTALS	2,848		2,288	151,501
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	38	23	874.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0680	POLE SHED	0	100	38	18	684.00	SF	10.00	10.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0681	POLE SHED	0	100	82	42	3,444.00	SF	11.25	11.25	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.70	AC	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	12.22	AC	
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.22	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,288	114.2680	108.55	248,362	1944	1965	0	0	0 39.00	61.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2077 HX Base Yr 2018											



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

TOTAL OB/XF											
20,748											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		223,582	
TOTAL MARKET OB/XF VALUE		20,748	
TOTAL LAND VALUE - MARKET		234,300	
TOTAL MARKET VALUE		299,851	
SOH/AGL Deduction		111,976	
ASSESSED VALUE		187,875	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		137,875	
TOTAL JUST VALUE		478,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C003	MH MOVE-ON	0	01/03/2003
7231	REPAIR/RRF	1,300	05/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2138/0474	7/19/2017	QC	U	I	11
GRANTOR: HEMMINGWAY THOMAS C &					
GRANTEE: BURCH THERESA H					
1617/0058	4/22/2009	QC	U	I	19
GRANTOR: HEMMINGWAY FRED C					
GRANTEE: BURCH THERESA H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2004] W11 FOP=[YR=2004] W17 S19 BAS=[YR=2004] W16 S16 BAS=[YR=1993] S32 FOP=[YR=1993] W5 S10 E5 N10 \$ S10 E25 N10 E17 N27 FCP=[YR=1993] N21 W9 S21 E9 \$ W9 N12 W19 S7 W14 \$ E14 N7 E19 N9 W17 \$ E17 N19 \$ S19 E11 N19 \$.											

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