

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0900 01 2,085 118.9034 148.63 309,894 2000 2000 0 0 17.25 82.75										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										2 SNGL FAM - 100% - 2001 Heated Area: 1682 HX Base Yr 2001										BUILDING MARKET VALUE 279,522									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 30,526									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 54,900									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 364,948									
Interior Floo 11 CLAY TILE 10																				SOH/AGL Deduction 180,981									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 183,967									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 133,967									
Bathrooms 2 100																				TOTAL JUST VALUE 364,948									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 355,431									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				2300484 REPAIR/RRF 25,942 01/12/2023									
MAP NUM MKT AREA 08																				21014009 GARAGE 35,000 10/13/2021									
NEIGHBORHOOD/LOC 8001.00																				B006580 NEW CONSTR 0 03/01/2000									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B996647 NEW CONSTR 138,000 12/01/1999									
BAS 1,682 100 1,682 206,872																													
FGR 462 55 254 31,240																													
FOP 156 30 47 5,781																													
FSP 230 40 92 11,315																													
PTO 210 5 10 1,230																													
TOTALS 2,740 2,085 256,437																													
EXTRA FEATURES										35155 OAK HILL LN, CALLAHAN										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
L N 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										06/13/2023 MLU																			
1 0812 CONCRETE C 0 100 0 0 1,933.00 SF 4.00 4.00 100 2000 2000 3 79 6,108																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2000 2000 3 84 2,940																													
3 0861 POOL GUNIT 0 100 28 12 336.00 SF 85.00 85.00 100 2001 2001 3 27 7,711																													
4 0476 VF 6 SBPL 0 100 0 0 96.00 LF 32.00 32.00 100 2017 2017 3 92 2,826																													
5 0476 VF 6 SBPL 0 100 0 0 96.00 LF 32.00 32.00 100 2019 2019 3 95 2,918																													
6 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2019 2019 3 95 570																													
7 0855 CONC PAVER 0 100 0 0 595.00 SF 10.00 10.00 100 2019 2019 3 98 5,831																													
8 0810 CONCRETE A 0 100 42 6 252.00 SF 6.50 6.50 100 2021 2021 3 99 1,622																													
LAND DESCRIPTION										TOTAL OB/XF 30,526																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 SFR 100 0005 OR 0.00 0.00 1.83 AC 1.00 1.00 1.00 30,000.00 30,000.00 54,900																													
REVIEW DATE 12/13/2021 BY TW										Total Acres: 1.83 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900										PRINTED 08/06/2024 BY SYS									

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

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,080	100
UCP	480	20
UOP	120	20
TOTALS	1,680	1,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2021	2021	0	0	2.00	98.00
3 GARAGE RES - 100% - 2001 Heated Area: 1080 HX Base Yr 2001											
BAS 2021 UCP 2021 UOP 2021											
TOTALS 1,680 1,200 23,085											

NASSAU COUNTY PROPERTY					PAGE 2 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				279,522			
TOTAL MARKET OB/XF VALUE				30,526			
TOTAL LAND VALUE - MARKET				54,900			
TOTAL MARKET VALUE				364,948			
SOH/AGL Deduction				180,981			
ASSESSED VALUE				183,967			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				133,967			
TOTAL JUST VALUE				364,948			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				355,431			