



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	233,685
FGR	576	55	317	38,947
FOP	192	30	58	7,126
FOP	208	30	62	7,618

TOTALS	2,878		2,339	287,376
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	1,717.00	SF	4.00	4.00
2	0504	FP-ELECTRI	0	100	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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.47

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,339	98.7840	123.48	288,820	2021	2021	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 1902									
HX Base Yr 2022									
35081 OAK HILL LN, CALLAHAN									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
8,779									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			287,376
TOTAL MARKET OB/XF VALUE			8,779
TOTAL LAND VALUE - MARKET			44,100
TOTAL MARKET VALUE			340,255
SOH/AGL Deduction			48,483
ASSESSED VALUE			291,772
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			241,772
TOTAL JUST VALUE			340,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004546	CO ISSUED	0	04/13/2021
20004725	NEW CONSTR	262,134	06/02/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2345/0715	3/10/2020	QC	U	I	11	100	
GRANTOR: SCAFF LIVING TRUST							
GRANTEE: HURSEY HALEY M							
1914/1637	2/19/2014	WD	U	I	11	100	
GRANTOR: SCAFF AUDREY J & BETT							
GRANTEE: SCAFF AUDREY J & BE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] N12 W16 S12 E16\$ W51 S24 FGR=[YR=2020] S24 E24 N9 FOP=[YR=2020] E26 N8 W26 S8\$ N15 W24\$ E24 S7 E26 S9 E13 N40 \$.									