LOTS 55 & 56
IN OR 804 PG 1499
A E EWING SUB 2 PB 5/20

HEMPHILL MARY LINDA
35075 NANCY ROAD
CALLAHAN, FL 32011

2025

25-2N-24-226B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

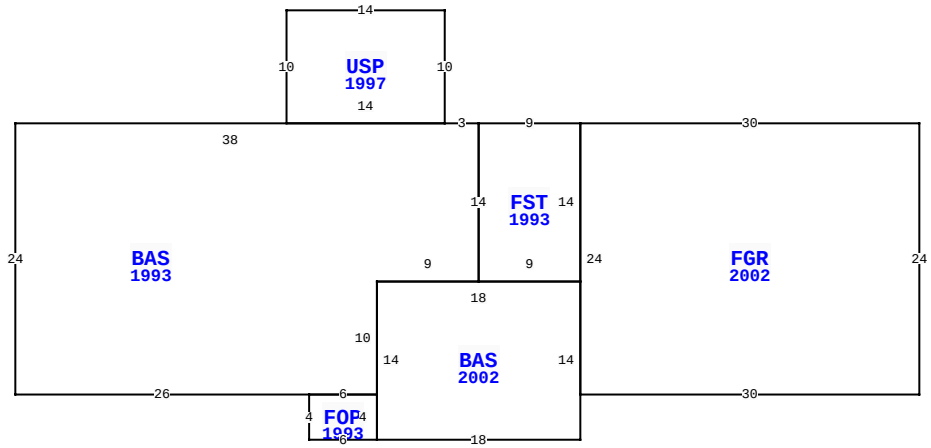
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	894	100	1993	894	79,072
BAS	252	100	2002	252	22,289
FGR	720	55	2002	396	35,025
FOP	24	30	1993	7	620
FST	126	55	1993	69	6,103
USP	140	30	1997	42	3,715
TOTALS	2,156			1,660	146,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	112.5000	112.50	186,750	1972	1990	0	0	0	21.38	78.62

1 SINGLE FAM – 100% - 2013 Heated Area: 1146 HX Base Yr



35075 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,823
TOTAL MARKET OB/XF VALUE		7,646
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		194,469
SOH/AGL Deduction		80,468
ASSESSED VALUE		114,001
TOTAL EXEMPTION VALUE	13	114,001
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000489	REPAIR/RRF	11,846	01/18/2018
B029322	GARAGE	22,592	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1750/0573	8/04/2011	QC	U	I	11	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEMPHILL JAMES C &						
1738/0851	5/11/2011	WD	U	I	11	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEWETT JOLINE SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W30 FST=[YR=1993] W9 BAS=[YR=1993] W3 USP=[YR=1997] N10 W14 S10 E14 $ W38 S24 E26 FOP=[YR=1993] S4 E6 BAS=[YR=2002] E18 N14 W18 S14 $ N4 W6 $ E6 N10 E9 N14 $ S14 E9 N14 $ S24 E30 N24 $.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1990	1990	3	20	682	
2	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	1997	1997	3	72	2,538	
3	0940	SHEDS/PORT	0	100	14	11	154.00	SF	30.00	30.00	100	2004	2004	3	21	970	
4	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2010	2010	3	40	3,456	

LAND DESCRIPTION

TOTAL OB/XF 7,646

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	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS