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

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

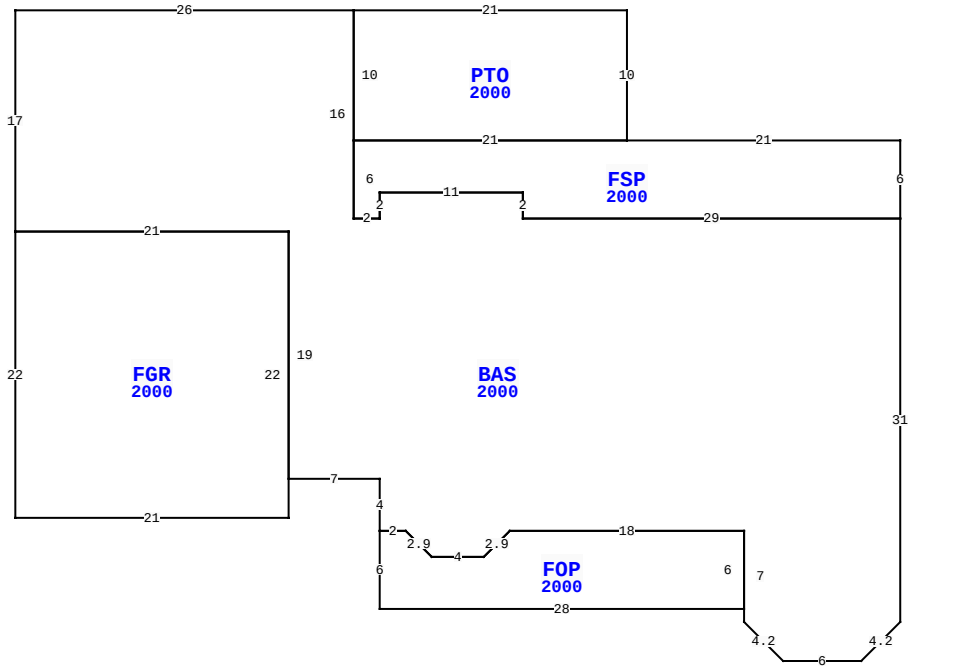
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,682	100	2000	1,682	216,472
FGR	462	55	2000	254	32,689
FOP	156	30	2000	47	6,049
FSP	230	40	2000	92	11,840
PTO	210	5	2000	10	1,287
TOTALS	2,740			2,085	268,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	118.9034	156.95	327,241	2000	2000	0	0	0	18.00	82.00

2 SNGL FAM – 100% - 2001 Heated Area: 1682 HX Base Yr 2001



35155 OAK HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		292,491
TOTAL MARKET OB/XF VALUE		29,610
TOTAL LAND VALUE - MARKET		82,350
TOTAL MARKET VALUE		404,451
SOH/AGL Deduction		215,149
ASSESSED VALUE		189,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,580
TOTAL JUST VALUE		404,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300484	REPAIR/RRF	25,942	01/12/2023
21014009	GARAGE	35,000	10/13/2021
B006580	NEW CONSTR	0	03/01/2000
B996647	NEW CONSTR	138,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/0942	8/17/1999	WD	Q	I	01	100
GRANTOR: HEMMINGWAY THOMAS C						
GRANTEE: HEMMINGWAY GARY & T						
0507/0166	12/31/1986	FS	U	I		100
GRANTOR: JOHNSON BERNICE N GOO						
GRANTEE: HEMMINGWAY THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W21 PTO=[YR=2000] N10 W21 BAS=[YR=2000] W26 S17 FGR=[YR=2000] S22 E21 N22 W21 $ E21 S19 E7 S4 FOP=[YR=2000] S6 E28 N6 W18 D2 L2 W4 U2 L2 W2$ E2 D2 R2 E4 U2 R2 E18 S7 R3 D3 E6 U3 R3 N31 W29 N2 W11 S2 W2 N16 $ S10 E21 $ W21 S6 E2 N2 E11 S2 E29 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,933.00	SF	4.00	4.00	100	2000	2000	3	77	5,954	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2001	2001	3	25	7,140	
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2017	2017	3	90	2,765	
5	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2019	2019	3	94	2,888	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
7	0855	CONC PAVER	0	100	0	0	595.00	SF	10.00	10.00	100	2019	2019	3	97	5,772	
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 29,610

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	0005	OR	0.00	0.00	1.83	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,350							

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.83 Total Land Value: 82,350 Market: 0 Agricultural: 0 Common: 82,350 PRINTED 07/30/2025 BY SYS

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

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

2025

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

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

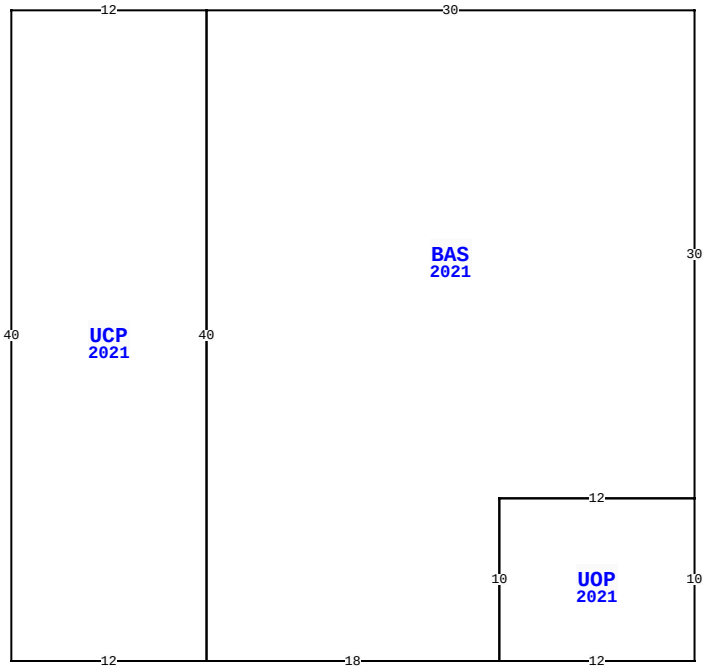
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2021	1,080	21,738
UCP	480	20	2021	96	1,932
UOP	120	20	2021	24	483
TOTALS	1,680			1,200	24,153

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	20.75	24,900	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2001 Heated Area: 1080 HX Base Yr 2001



35155 OAK HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		292,491
TOTAL MARKET OB/XF VALUE		29,610
TOTAL LAND VALUE - MARKET		82,350
TOTAL MARKET VALUE		404,451
SOH/AGL Deduction		215,149
ASSESSED VALUE		189,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,580
TOTAL JUST VALUE		404,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0895/0942	8/17/1999	WD	Q	I	01	100
GRANTOR: HEMMINGWAY THOMAS C						
GRANTEE: HEMMINGWAY GARY & T						
0507/0166	12/31/1986	FS	U	I		100
GRANTOR: JOHNSON BERNICE N GOO						
GRANTEE: HEMMINGWAY THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 UCP=[YR=2021] W12 S40 E12 N40$ S40 E18
UOP=[YR=2021] E12 N10 W12 S10$ N10 E12 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/13/2021 BY TW Total Acres: 1.83 Total Land Value: 82,350 Market: 0 Agricultural: 0 Common: 82,350 PRINTED 07/30/2025 BY SYS