PT OF SW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 2341/802
(EX R/W IN OR 860/1110 &

CRIBB WANDA CAROLYN LIV TRUST/CRIBB WANDA CAROLYN
35084 OAK HILL LANE
CALLAHAN, FL 32011

2025

26-2N-24-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

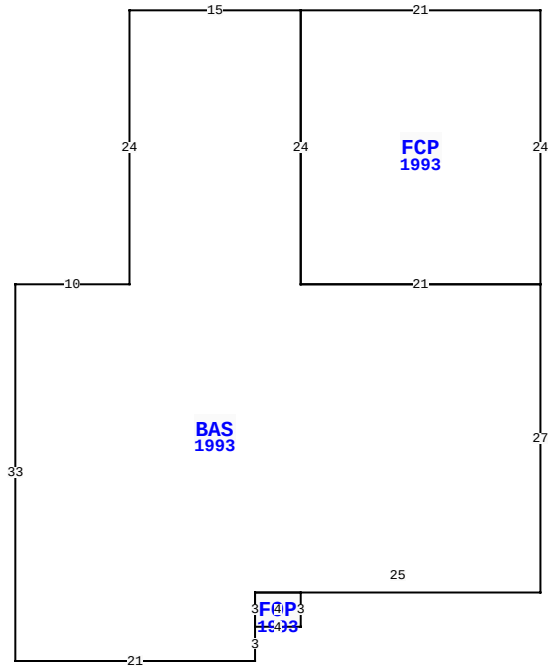
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	176,787
FCP	504	25	1993	126	12,891
FOP	12	30	1993	4	410
TOTALS	2,244			1,858	190,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,858	103.3410	136.41	253,450	1984	1984	0	0	0	25.00	75.00

1 SNGL FAM – 100% - 0 Heated Area: 1728 HX Base Yr



35084 OAK HILL LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,265
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		143,400
TOTAL MARKET VALUE		407,265
SOH/AGL Deduction		211,244
ASSESSED VALUE		196,021
TOTAL EXEMPTION VALUE	BX HX HB WX SL	196,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		407,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/0802	2/10/2020	QC	U	I	11	100
GRANTOR: CRIBB WANDA C						
GRANTEE: CRIBB WANDA CAROLYN						
1914/1126	4/28/2014	QC	U	I	11	100
GRANTOR: ROWE JEWELL T						
GRANTEE: CRIBB WANDA CAROLYN						

BUILDING NOTES

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	10	100.00	SF	30.00	30.00	100	1986	1986	3	20	600	

BUILDING DIMENSIONS

FCP=[YR=1993] W21 BAS=[YR=1993] W15 S24 W10 S33 E21 N3
FOP=[YR=1993] E4 N3 W4 S3 $ N3 E25 N27 W21 N24$ S24 E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	4.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	143,400							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 4.78 Total Land Value: 143,400 Market: 0 Agricultural: 0 Common: 143,400 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 2341/802
(EX R/W IN OR 860/1110 &

CRIBB WANDA CAROLYN LIV TRUST/CRIBB WANDA CAROLYN
35084 OAK HILL LANE
CALLAHAN, FL 32011

2025

26-2N-24-0000-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

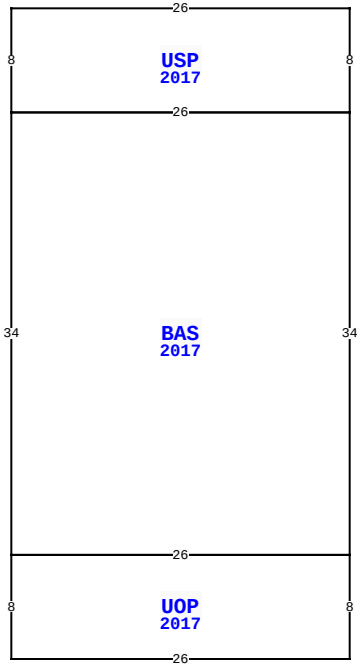
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	2017	884	65,475
UOP	208	20	2017	42	3,111
USP	208	30	2017	62	4,592
TOTALS	1,300			988	73,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	116.6400	116.64	115,240	1942	1947	0	10	0	26.50	63.50

2 SINGLE FAM – 100% - 0 Heated Area: 884 HX Base Yr



35084 OAK HILL LN, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		263,265
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		143,400
TOTAL MARKET VALUE		407,265
SOH/AGL Deduction		211,244
ASSESSED VALUE		196,021
TOTAL EXEMPTION VALUE	BX HX HB WX SL	196,021
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		407,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/0802	2/10/2020	QC	U	I	11	100
GRANTOR: CRIBB WANDA C						
GRANTEE: CRIBB WANDA CAROLYN						
1914/1126	4/28/2014	QC	U	I	11	100
GRANTOR: ROWE JEWELL T						
GRANTEE: CRIBB WANDA CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W26 S8 BAS=[YR=2017] S34 UOP=[YR=2017] S8 E26 N8 W26$ E26 N34 W26$ E26 N8$.

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 08/05/2021 BY TWA Total Acres: 4.78 Total Land Value: 143,400 Market: 0 Agricultural: 0 Common: 143,400 PRINTED 07/30/2025 BY SYS