PT OF SEC 26-2N-24E
IN OR 2345/715
UTIL ESMT IN OR 2372-542

HURSEY HALEY M
614039 RIVER RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0008-0030

NASSAU COUNTY PROPERTY

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/LAMNT 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

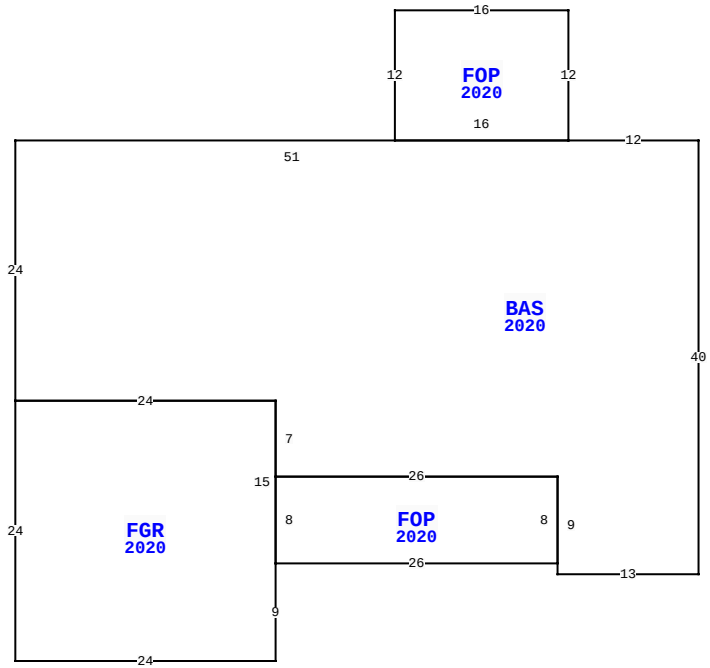
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2020	1,902	245,522
FGR	576	55	2020	317	40,921
FOP	192	30	2020	58	7,487
FOP	208	30	2020	62	8,003
TOTALS	2,878			2,339	301,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	98.7840	130.39	304,982	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 1902 HX Base Yr 2022



35081 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		301,932
TOTAL MARKET OB/XF VALUE		8,779
TOTAL LAND VALUE - MARKET		66,150
TOTAL MARKET VALUE		376,861
SOH/AGL Deduction		76,628
ASSESSED VALUE		300,233
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,511
TOTAL JUST VALUE		376,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,255

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

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 $.

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	1,717.00	SF	4.00	4.00	100	2021	2021	3	99	6,799	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 8,779

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	1.47	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,150							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS