PT OF SW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 2630/1600
(EX OR 2345/715)

HURSEY GARRETT S
614039 RIVER ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35119 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,150
TOTAL MARKET VALUE	66,150
SOH/AGL Deduction	17,640
ASSESSED VALUE	48,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,510
TOTAL JUST VALUE	66,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003679	PRIVATE PROVIDER	363,652	04/09/2025
B240002833	PRIVATE PROVIDER	363,652	03/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1600	4/11/2023	QC	U	V	11	100
GRANTOR: SCAFF AUDREY J & BETT						
GRANTEE: HURSEY GARRETT S						
1914/1637	2/19/2014	WD	U	I	11	100
GRANTOR: SCAFF AUDREY J & BETT						
GRANTEE: SCAFF AUDREY J & BE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,150							

REVIEW DATE 06/03/2025 BY WW Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS