

PT OF NW1/4 OF SW1/4 OF
SEC 26-2N-24E IN OR 2138/474
{2003 SCHUL DW/MH &

BURCH THERESA H
35359 OAK HILL LN
CALLAHAN, FL 32011

2026

26-2N-24-0000-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1993	1,682	105,949
BAS	395	100	2004	395	24,881
FCP	189	25	1993	47	2,961
FCP	209	25	2004	52	3,276
FOP	50	30	1993	15	945
FOP	323	30	2004	97	6,110

TOTALS	2,848			2,288	144,121
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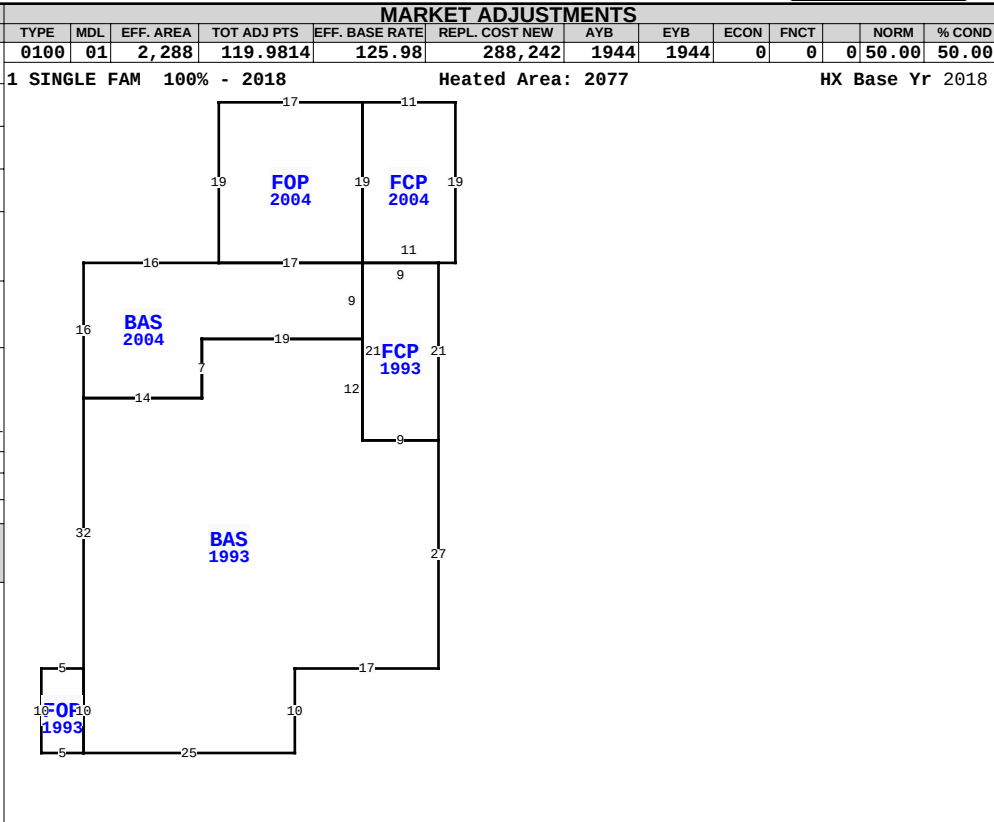
EXTRA FEATURES

L N	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	0510	GARAGE WD-	0	100	38	23	874.00	SF	35.00	35.00	100	1980	1980	3	20	6,118	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
3	0680	POLE SHED	0	100	38	18	684.00	SF	10.00	10.00	100	1980	1980	3	20	1,368	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
5	0681	POLE SHED	0	100	82	42	3,444.00	SF	15.00	15.00	100	1985	1985	3	20	10,332	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	17,000.00	17,000.00	28,900							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.22	AC		1.00	1.00	1.00	370.00	370.00	4,521							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.22	AC		1.00	1.00	1.00	17,000.00	17,000.00	297,740							

REVIEW DATE	01/01/2023	BY	CD
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35359 OAK HILL LN, CALLAHAN

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				223,965	
TOTAL MARKET OB/XF VALUE				23,158	
TOTAL LAND VALUE - MARKET				236,640	
TOTAL MARKET VALUE				280,544	
SOH/AGL Deduction				82,221	
ASSESSED VALUE				198,323	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				146,912	
TOTAL JUST VALUE				483,763	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				523,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C003	MH MOVE-ON	0	01/03/2003
7231	REPAIR/RRF	1,300	05/16/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2138/0474	7/19/2017	QC	U	I	11
GRANTOR: HEMMINGWAY THOMAS C &					
GRANTEE: BURCH THERESA H					
1617/0058	4/22/2009	QC	U	I	19
GRANTOR: HEMMINGWAY FRED C					
GRANTEE: BURCH THERESA H					

BUILDING NOTES

BUILDING DIMENSIONS									
FCP=[YR=2004] W11 FOP=[YR=2004] W17 S19 BAS=[YR=2004] W16 S16 BAS=[YR=1993] S32 FOP=[YR=1993] W5 S10 E5 N10 \$ S10 E25 N10 E17 N27 FCP=[YR=1993] N21 W9 S21 E9 \$ W9 N12 W19 S7 W14 \$ E14 N7 E19 N9 W17 \$ E17 N19 \$ S19 E11 N19 \$.									

TOTAL OB/XF 23,158

Total Acres: 13.92 Total Land Value: 33,421

Market: 207,740

Agricultural: 4,521

Common: 28,900

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