

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90
Exterior Wall20FACE BRICK 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
0 100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00

TOTALS3,5142,921420,257

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201720173973,395

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00AC1.001.001.0040,000.0040,000.0040,000

REVIEW DATE01/01/2023BY CDTotal Acres: 1.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,921107.5360149.48436,631201720170003.7596.25

1 SNGL FAM 100% - 2020Heated Area: 2491HX Base Yr 2020

FOP2017BAS2017FGR2017FUS2017STR2017

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2026MLU

35150 OAK HILL LN, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 6Tax Dist:

BUILDING MARKET VALUE420,257
TOTAL MARKET OB/XF VALUE3,395
TOTAL LAND VALUE - MARKET40,000
TOTAL MARKET VALUE463,652
SOH/AGL Deduction192,662
ASSESSED VALUE270,990
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE219,579
TOTAL JUST VALUE463,652
INCOM VALUE0
PREVIOUS YEAR MKT VALUE453,292

PERMIT NUMDESCRIPTIONAMTISSUED

17008988CO ISSUED010/12/2017
B1633424NEW CONSTR303,32811/21/2016

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V RSNCDSALE PRICE

2033/01813/08/2016QC U V 11100

GRANTOR:HEMMNIGWAY FRED C
GRANTEE:PRICE CHASE J & CAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W23 FOP=[YR=2017] N8 W28 S8 E28\$ W46 S33 E14 S3
FOP=[YR=2017] S7 E33 N7 W33\$ E33 N3 FGR=[YR=2017] E22 N24 W22
S24\$ N24 E22 N9\$ PTR=E20 FUS=[YR=2017] E6 N6 E19 S6 E6 S16
W12 N1 STR=[YR=2017] N10 W4 S10 E4\$ W4 N10 E4 S10 W7 S1 W12
N16\$ W20\$.