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

HURSEY GARRETT S
35119 OAK HILL LN
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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
Quality	03	Quality Level 03

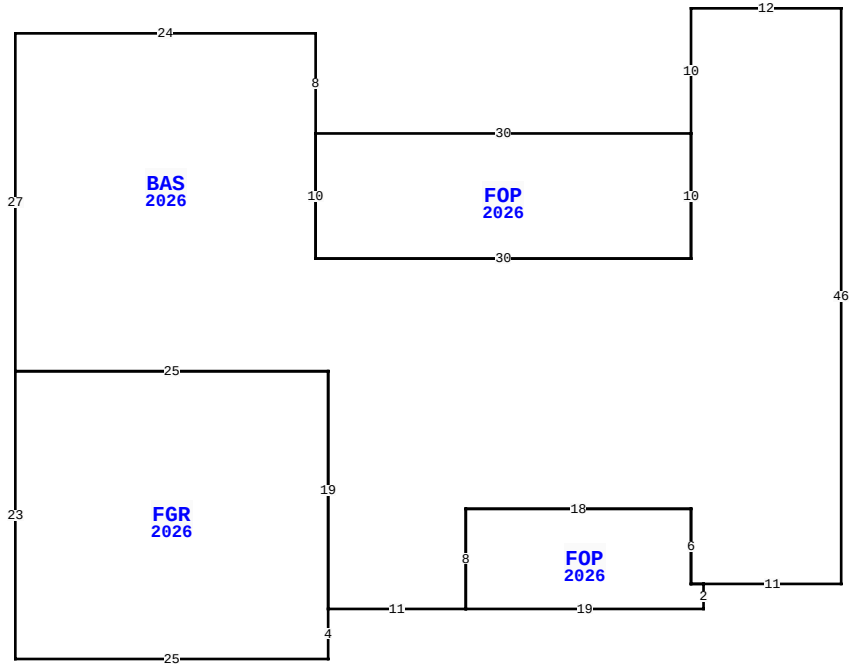
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	2026	1,877	281,250
FGR	575	55	2026	316	47,349
FOP	146	30	2026	44	6,593
FOP	300	30	2026	90	13,486
TOTALS	2,898			2,327	348,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	107.8000	149.84	348,678	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1877 HX Base Yr 2026



35119 OAK HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		348,678
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		407,478
SOH/AGL Deduction		0
ASSESSED VALUE		407,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,067
TOTAL JUST VALUE		407,478
NCON VALUE		348,678
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,150

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

BAS=[YR=2026;ORIG=130,0] W12 S10 S10 W30 N10 N8 W24 S27 E25 S19 E11 N8 E18 S6 E1 E11 N46 $
FOP=[YR=2026;ORIG=88,10] E30 S10 W30 N10 $
FOP=[YR=2026;ORIG=100,40] E18 S6 E1 S2 W19 N8 $
FGR=[YR=2026;ORIG=64,29] E25 S19 S4 W25 N23 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,800							

REVIEW DATE 06/03/2025 BY WW Total Acres: 1.47 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 07/09/2026 BY SYS