BLOCK 1 LOT 23
SHEFFIELD VILLAGE PB 5/28 & 29

SMITH ROBERT S JR/LLOYD JESSICA
54307 HAZEL JONES RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

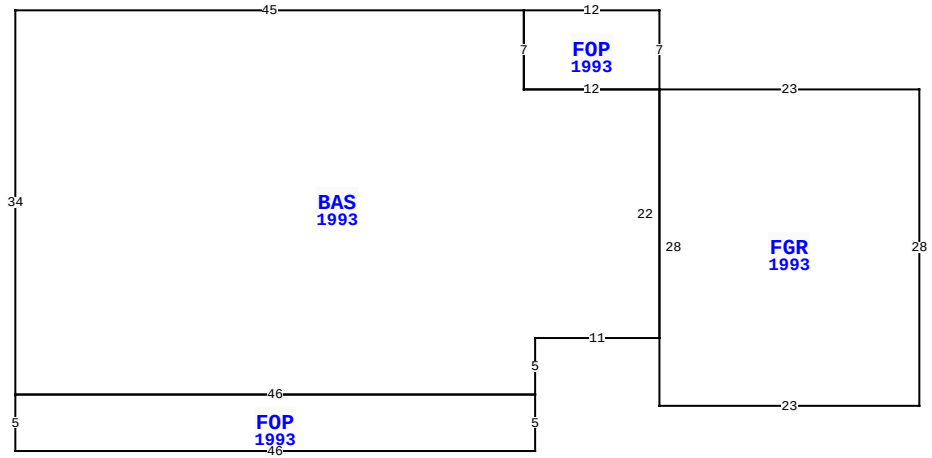
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	148,431
FGR	644	55	354	29,208
FOP	84	30	25	2,063
FOP	230	30	69	5,693
TOTALS	2,757		2,247	185,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,247	121.9000	110.01	247,192	1990	1990	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1799 HX Base Yr 2019



54307 HAZEL JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		185,394
TOTAL MARKET OB/XF VALUE		5,392
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		235,786
SOH/AGL Deduction		71,743
ASSESSED VALUE		164,043
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,043
TOTAL JUST VALUE		235,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6296	NEW CONSTR	3,000	11/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1153	6/30/2021	SW	U	I	11	100
GRANTOR: SMITH ROBERT S JR						
GRANTEE: SMITH ROBERT S JR &						
2205/0104	6/13/2018	WD	Q	I	01	176,000
GRANTOR: HENDRIX BOBBI S						
GRANTEE: SMITH ROBERT S JR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 FOP=[YR=1993] N7 W12 BAS=[YR=1993] W45 S34FOP=[YR=1993] S5 E46 N5 W46$ E46 N5 E11 N22 W12 N7$ S7 E12$ S28 E23 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	863.00	SF	5.20	5.20	100	1991	1991	3	64	2,872	

LAND DESCRIPTION

TOTAL OB/XF 5,392

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	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/30/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS