

BLOCK 1 LOTS 24 & 25
IN OR 701/1454 & OR 765/1542
SHEFFIELD VILLAGE PB 5/28 & 29

WHEELER RICHARD G II & DAWN C
54279 HAZEL JONES ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,700	100	1,700	134,608
FGR	520	55	286	22,646
FOP	90	30	27	2,138
FSP	240	40	96	7,601

TOTALS	2,550		2,109	166,993
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	8	16	128.00	SF	20.10	20.10	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0812	CONCRETE C	0 100	0	0	1,562.00	SF	4.00	4.00	100	1990
4	0350	CARPORT WD	0 100	12	10	120.00	SF	13.00	13.00	100	1990
5	0940	SHEDS/PORT	0 100	8	10	80.00	SF	13.20	13.20	100	1985
6	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	20.10	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	100	0006	OR	0.00	0.00	2.00	LT	

REVIEW DATE	01/30/2017	BY	KBX
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,109	114.8364	103.64	218,577	1990	1990	0	0	23.60	76.40
1 SINGLE FAM - 100% - 1995											
Heated Area: 1700											
HX Base Yr											

54279 HAZEL JONES RD, CALLAHAN

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

TOTAL OB/XF											
8,086											

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		166,993	
TOTAL MARKET OB/XF VALUE		8,086	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		265,079	
SOH/AGL Deduction		0	
ASSESSED VALUE		265,079	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		265,079	
TOTAL JUST VALUE		265,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22479	ADDITION	4,544	05/01/2009
6388	XFOB	3,000	04/05/1990
03215	H/AC	1,500	11/27/1989
3664	NEW CONSTR	1,000	10/03/1989
6025	NEW CONSTR	51,080	10/03/1989
6229	NEW CONSTR	1,500	10/03/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0701/1454	4/05/1994	WD Q	I		99,900
GRANTOR: THOMAS FOREST & DONNA					
GRANTEE: WHEELER RICHARD II					
0588/1013	1/23/1990	WD Q	I		88,400
GRANTOR: HARVELL ROSCOE & SAN					
GRANTEE: THOMAS FOREST & DON					

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W16 FSP=[YR=1993] N12 W20 S12 BAS=[YR=1993] W38 S30 E26 FOP=[YR=1993] S5 E18 N5 W18\$ E32 N20 W4 N10 W16\$ E20\$ W4 S10 E4 S20 E16 N30\$.											

OTHER ADJUSTMENTS AND NOTES											

Common: 90,000	PRINTED 08/02/2023 BY SYS
----------------	---------------------------