

BLOCK 1 LOT 32  
IN OR 1805/767  
SHEFFIELD VILLAGE PB 5/28 & 29

WILLIAMS STEPHEN J & REGENA E  
54057 HAZEL JONES RD  
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0320



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

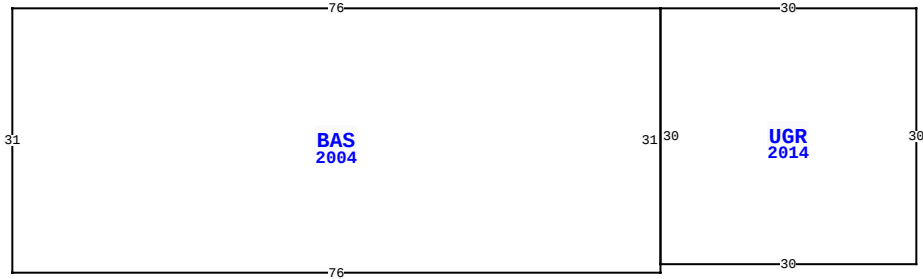
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,356            | 100         | 2,356        | 125,888              |
| UGR       | 900              | 45          | 405          | 21,641               |
| TOTALS    | 3,256            |             | 2,761        | 147,529              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 4              | 1242       | WD DECK A   | 0 100   | 20 | 9  | 180.00 | SF | 10.00    | 10.00          | 100       | 2000    |
| 5              | 1242       | WD DECK A   | 0 100   | 32 | 12 | 384.00 | SF | 10.00    | 10.00          | 100       | 2000    |
| 6              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1998    |

| 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 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |     |

REVIEW DATE 04/13/2020 BY KBA

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0800                                                      | 02  | 2,761     | 141.3600    | 98.95          | 273,201        | 1998 | 2003 | 0    | 0    | 0 46.00 | 54.00  |
| 1 M/H 94+ - 100% - 2013 Heated Area: 2356 HX Base Yr 2013 |     |           |             |                |                |      |      |      |      |         |        |



54057 HAZEL JONES RD, CALLAHAN

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 |
|-----|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 4   | 1242       | WD DECK A   | 0 100   | 20 | 9  | 180.00 | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 360             |       |
| 5   | 1242       | WD DECK A   | 0 100   | 32 | 12 | 384.00 | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 768             |       |
| 6   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1998    | 1998        | 3 | 83     | 2,905           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,033       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  | Tax Dist: |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 147,529   |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 4,033     |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 45,000    |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 196,562   |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 102,289   |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 94,273    |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 60,000    |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 34,273    |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 196,562   |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 155,817   |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1428709   | GARAGE      | 38,232 | 05/01/2014 |
| MH971989   | MH MOVE-ON  | 0      | 11/01/1997 |
| 7765       | MH MOVE-ON  | 7,800  | 04/10/1989 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1805/0767                     | 7/30/2012 | WD           | U      | I      | 12        | 60,000        |  |  |  |
| GRANTOR: SECRETARY OF HOUSING |           |              |        |        |           |               |  |  |  |
| GRANTEE: WILLIAMS STEPHEN J   |           |              |        |        |           |               |  |  |  |
| 1786/0128                     | 7/13/2010 | WD           | U      | I      | 12        | 100           |  |  |  |
| GRANTOR: BANK OF AMERICA N A  |           |              |        |        |           |               |  |  |  |
| GRANTEE: SECRETARY OF HOUSIN  |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                              |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UGR=[YR=2014] W30 BAS=[YR=2004] W76 S31 E76 N31\$ S30 E30 N30\$. |  |  |  |  |  |  |  |  |  |  |  |

| YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|------|---------|------|-----|----|--------|
|      |         |      |     |    |        |

Common: 45,000 PRINTED 08/02/2023 BY SYS