

RYALS DONNY RAY/RYALS BECKY DOUGLAS
54234 HAZEL JONES RD
CALLAHAN, FL 32011

37-1N-25-299S-0006-0080

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
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	06	Quality Level 06		
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	1,512	100	1,512	77,141
FOP	216	30	65	3,316
UOP	280	25	70	3,571
TOTALS	2,008		1,647	84,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,647	151.8400	106.29	175,060	1995	2000	0	0	0 52.00	48.00

1 M/H 94+ - 100% - 2012
Heated Area: 1512
HX Base Yr 2012

Diagram showing building footprint with dimensions and area labels:

Basement (BAS) 1995: 28' x 27'

First Floor (FOP) 2019: 18' x 12'

Unimproved Portion (UOP) 2014: 28' x 10'

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		84,029
TOTAL MARKET OB/XF VALUE		28,973
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		158,002
SOH/AGL Deduction		74,954
ASSESSED VALUE		83,048
TOTAL EXEMPTION VALUE HX HB		50,000
BASE TAXABLE VALUE		33,048
TOTAL JUST VALUE		158,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,363

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2118/0079	5/04/2017	QC	U	I	11	100

GRANTOR: RYALS BECKY DOUGLAS
GRANTEE: RYALS DONNY RAY & B
1725/0645 2/09/2011 WD U I 11 35,000
GRANTOR: GREEN TREE SERVICING
GRANTEE: DOUGLAS BECKY L

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] W28 S10 BAS=[YR=1995] W28 S27 E23 FOP=[YR=2019] S12 E18 N12 W18\$ E33 N27 W28\$ E28 N10\$.

LAND DESCRIPTION

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0510	GARAGE WD-	0 100	40	24	960.00	SF	35.00	35.00	100	2014	2014	3	78	26,208	

TOTALS

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

PRINTED 08/02/2023 BY SYS