

BLOCK 6 LOT 9
IN OR 476 PG 381
R278047 & R278048

DEEN CHARLES A
54212 HAZEL JONES ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0006-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
BUD8 Adjustme	06	DIST 1D 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	2,263	100	2,263	160,134
TOTALS	2,263		2,263	160,134

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0812	CONCRETE C	0	100	0	0	1,753.00	SF	4.00	4.00	
5	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,263	140.4000	98.28	222,408	2012	2012	0	0	28.00	72.00
1 M/H 94+ - 100% - 0											
Heated Area: 2263											
HX Base Yr											
BAS 2012											

54212 HAZEL JONES RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		160,134	
TOTAL MARKET OB/XF VALUE		4,456	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		209,590	
SOH/AGL Deduction		88,299	
ASSESSED VALUE		121,291	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		66,291	
TOTAL JUST VALUE		209,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-5361	NEW CONSTR	0	09/29/2011
E23701	NEW CONSTR	0	08/01/2011
M16436	H/AC	0	08/01/2011
P14917	NEW CONSTR	0	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0476/0381	12/01/1985	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2012] W76 S30 E44 N1 E17 S1 E15 N30 \$.					