BLOCK 6 LOT 11
SHEFFIELD VILLAGE PB 5/28 & 29

LOEB BRUCE NORMAN SR & EFFIE C
54154 HAZEL JONES ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0006-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

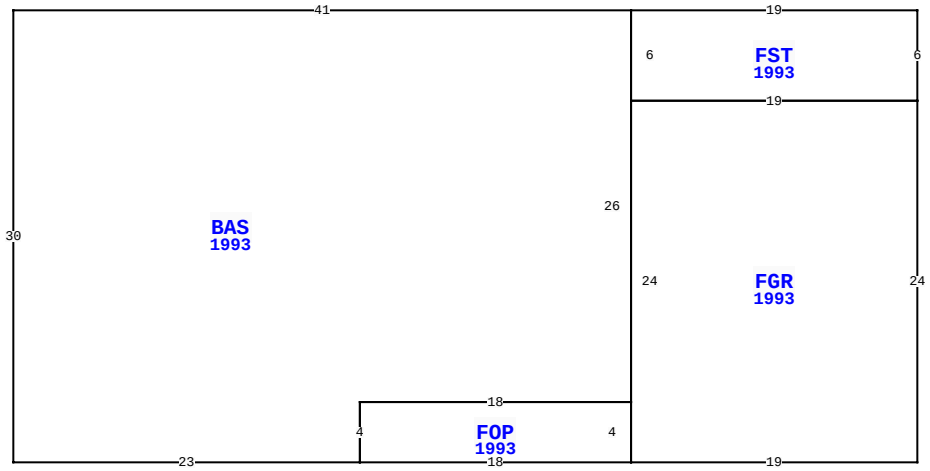
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,158	100	1,158	91,708
FGR	456	55	251	19,878
FOP	72	30	22	1,742
FST	114	55	63	4,989
TOTALS	1,800		1,494	118,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	106.7940	96.38	143,992	1986	1986	0	0	0	17.83	82.17

1 SINGLE FAM – 100% - 0 Heated Area: 1158 HX Base Yr



54154 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		118,318
TOTAL MARKET OB/XF VALUE		2,340
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		165,658
SOH/AGL Deduction		72,404
ASSESSED VALUE		93,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,254
TOTAL JUST VALUE		165,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0136	11/04/2022	QC	U	I	11	100
GRANTOR: LOEB BRUCE & CAROLE A						
GRANTEE: LOEB BRUCE NORMAN S						
0586/0496	12/18/1989	WD	U	I	10	55,000
GRANTOR: HARVELL R L & ST						
GRANTEE: LOEB BRUCE & CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W19 BAS=[YR=1993] W41 S30 E23 FOP=[YR=1993] E18 FGR=[YR=1993] E19 N24 W19 S24 $ N4 W18 S4 $ N4 E18 N26 $ S6 E19 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,052.00	SF	4.00	4.00	100	1986	1986	3	52	2,188	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	1986	1986	3	52	152	

LAND DESCRIPTION

TOTAL OB/XF 2,340

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