BLOCK 1 LOT 21
IN OR 2080/1079
SHEFFIELD VILLAGE PB 5/28 & 29

BOATRIGHT JEREMY W
54371 HAZEL JONES RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

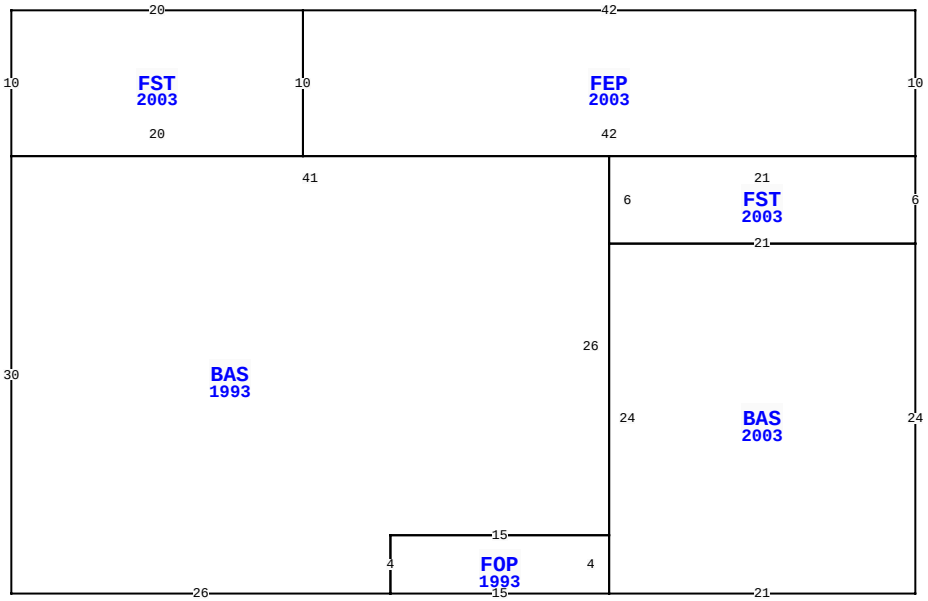
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1,170	93,730
BAS	504	100	504	40,376
FEP	420	80	336	26,918
FOP	60	30	18	1,442
FST	126	55	69	5,528
FST	200	55	110	8,812
TOTALS	2,480		2,207	176,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,207	101.6000	96.52	213,020	1986	1989	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1674 HX Base Yr 2017



54371 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		176,807
TOTAL MARKET OB/XF VALUE		2,735
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		224,542
SOH/AGL Deduction		84,535
ASSESSED VALUE		140,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,007
TOTAL JUST VALUE		224,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008218	REPAIR/RRF	10,755	12/01/2017
B98	XFOB	10,370	10/01/1998
3498	NEW CONSTR	29,900	07/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/1079	10/21/2016	WD	Q	I	01	144,000
GRANTOR: HOMES HQ LLC						
GRANTEE: BOATRIGHT JEREMY W						
2032/0274	3/07/2016	CT	U	I	18	61,500
GRANTOR: CLERK OF COURT						
GRANTEE: HOMES HQ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2003] W42 FST=[YR=2003] W20 S10 BAS=[YR=1993] S30 E26 FOP=[YR=1993] E15 BAS=[YR=2003] E21 N24 FST=[YR=2003] N6 W21 S6 E21$ W21 S24$ N4 W15 S4$ N4 E15 N26 W41$ E20 N10$ S10 E42 N10$.

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	0811	CONCRETE B	0	100	0	0	995.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,561	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1986	1986	3	49.5	174	

LAND DESCRIPTION

TOTAL OB/XF 2,735

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	000102	C	SFR/MH	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS