

BLOCK 1 LOT 26
IN OR 1354/744
SHEFFIELD VILLAGE PB 5/28 & 29

SLOAN EDWIN C & ETHEL A
54227 HAZEL JONES RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	13	LVT/LAMMT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	194,346
FGR	662	55	364	38,468
FOP	204	30	61	6,446
FUS	216	100	216	22,827
PTO	240	5	12	1,268

TOTALS	3,161		2,492	263,356
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	1994
3	0812	CONCRETE C	0 100	0	0	5,002.00	SF	4.00	4.00	100	1999
4	0510	GARAGE WD-	0 100	0	0	1,150.00	SF	35.00	35.00	100	1999
5	0911	SCRN RM A	0 100	24	15	360.00	SF	17.50	17.50	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	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
0900	01	2,492	105.0240	131.28	327,150	1992	1997	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 2006 Heated Area: 2055 HX Base Yr 2006											

TOTAL OB/XF											
31,822											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			263,356
TOTAL MARKET OB/XF VALUE			31,822
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			340,178
SOH/AGL Deduction			179,236
ASSESSED VALUE			160,942
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			105,942
TOTAL JUST VALUE			340,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014050	REPAIR/RRF	0	10/13/2021
B995748	GARAGE	28,125	01/02/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1354/0744	9/30/2005	WD	Q	I		239,000	
GRANTOR: CARROLL FRED							
GRANTEE: SLOAN EDWIN C & ETH							
0860/0674	12/23/1998	WD	Q	I		150,000	
GRANTOR: ANDERSON GARY MICHAEL							
GRANTEE: CARROLL FRED & BARB							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W10 BAS=[YR=1993] W10 N2 W8 PTO=[YR=1993] N10 W20 S12 E20 N2\$ S2 W43 S35 E15 FOP=[YR=1993] S6 E34 N6 W34\$ E34 N26 E12 N9\$ S9 W12 S26 E22 N35\$ PTR=E10 FUS=[YR=1993] E18 S12 W18 N12 \$ W10 \$.											