

BLOCK 1 LOT 30
IN OR 1297/1910
SHEFFIELD VILLAGE PB 5/28 & 29

VAUGHN DARREN A & HEATHER M
54113 HAZEL JONES ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0300



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	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
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NEIGHBORHOOD/LOC	8026.00
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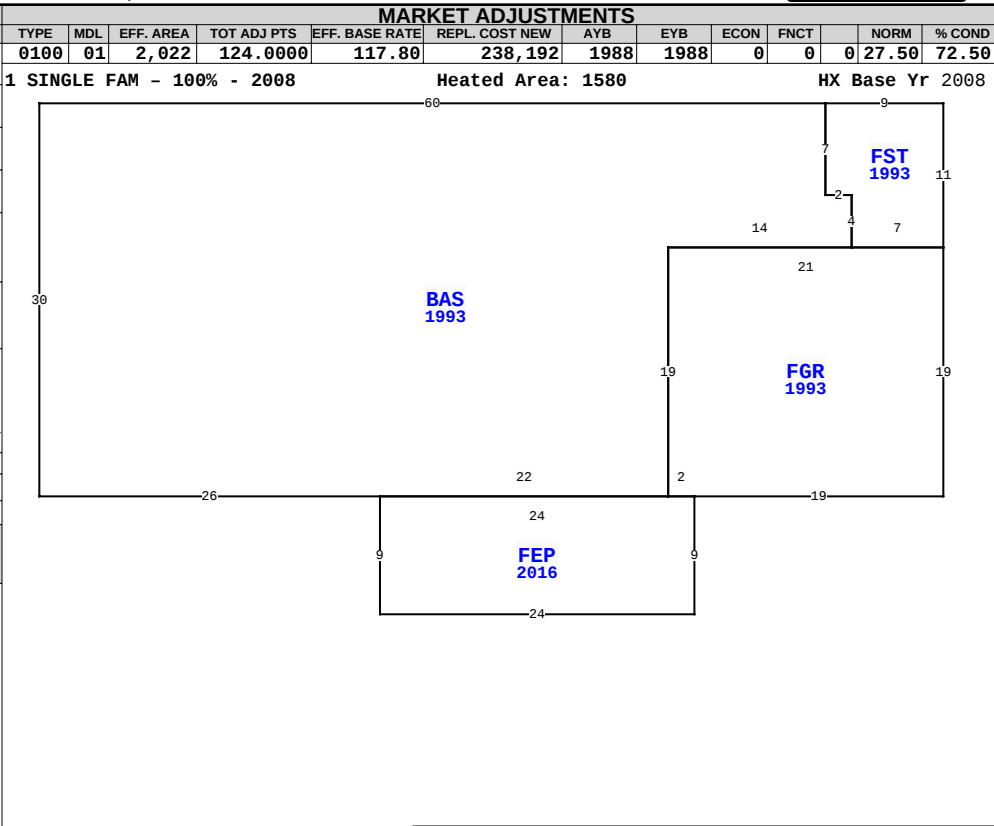
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1,580	134,940
FEP	216	80	173	14,775
FGR	399	55	219	18,704
FST	91	55	50	4,270

TOTALS	2,286		2,022	172,689
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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	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988
2	0812	CONCRETE C	0 100	0	0	2,453.00	SF	4.00	4.00	100	1988
3	0810	CONCRETE A	0 100	6	12	72.00	SF	6.50	6.50	100	1988
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990
5	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2004

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	

REVIEW DATE	05/12/2019	BY	KBA
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54113 HAZEL JONES RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	54.5	287	
2	0812	CONCRETE C	0 100	0	0	2,453.00	SF	4.00	4.00	100	1988	1988	3	54.5	5,348	
3	0810	CONCRETE A	0 100	6	12	72.00	SF	6.50	6.50	100	1988	1988	3	54.5	255	
4	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
5	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2004	2004	3	22	792	

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	

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0	Common:	45,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		172,689	
TOTAL MARKET OB/XF VALUE		7,066	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		224,755	
SOH/AGL Deduction		93,667	
ASSESSED VALUE		131,088	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		81,088	
TOTAL JUST VALUE		224,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2637	H/AC	1,800	07/06/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1297/1910	2/25/2005	WD	Q	I	
GRANTOR: COMPLETE HOME PROPERTY					SALE PRICE
GRANTEE: VAUGHN DARREN A & H					135,000
1209/1176	2/20/2004	WD	U	I	05
GRANTOR: U S BANK NATIONAL ASS					82,500
GRANTEE: COMPLETE HOME PROPE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W9 BAS=[YR=1993] W60 S30 E26 FEP=[YR=2016] S9 E24 N9 FGR=[YR=1993] E19 N19 W21 S19 E2\$W24\$ E22 N19 E14 N4 W2 N7\$ S7 E2 S4 E7 N11\$.											