BLOCK 1 LOT 35
IN OR 1692/1187
SHEFFIELD VILLAGE PB 5/28 & 29

ALTMAN MICHAEL D
54001 HAZEL JONES RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0350

BUILDING CHARACTERISTICS

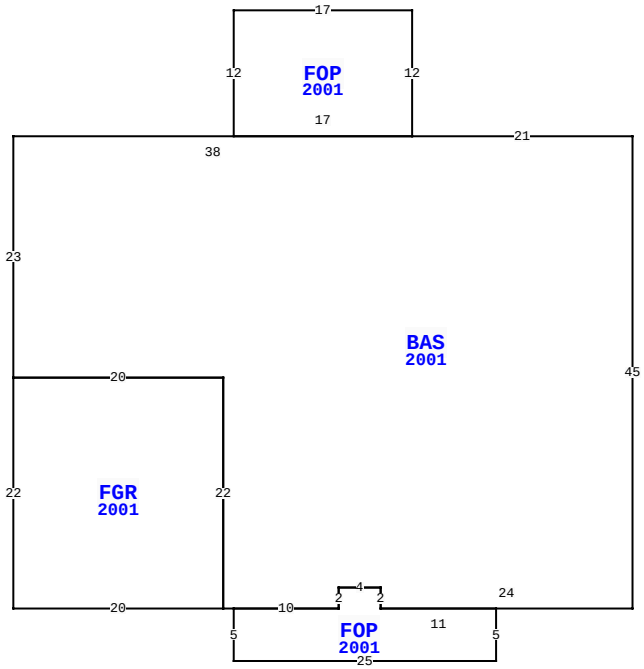
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,207	100	2,207	222,523
FGR	440	55	242	24,400
FOP	133	30	40	4,033
FOP	204	30	61	6,150
TOTALS	2,984		2,550	257,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,550	92.4480	115.56	294,678	2001	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2002 Heated Area: 2207 HX Base Yr 2002



54001 HAZEL JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,107
TOTAL MARKET OB/XF VALUE		22,249
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		324,356
SOH/AGL Deduction		163,646
ASSESSED VALUE		160,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,710
TOTAL JUST VALUE		324,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530318	GARAGE	31,633	04/01/2015
M014882	H/AC	0	02/01/2001
B007779	NEW CONSTR	98,054	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/1187	6/03/2010	QC	U	I	11	100
GRANTOR: ALTMAN TINA L						
GRANTEE: ALTMAN MICHAEL D						
1401/1879	4/06/2006	QC	U	I	07	100
GRANTOR: TOMLIN JAMES C & MART						
GRANTEE: ALTMAN MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] N12 W17 S12 E17 $ W38 S23
FGR=[YR=2001] S22 E20 N22 W20 $ E20 S22 E1 FOP=[YR=2001] S5
E25 N5 W11 N2 W4 S2 W10 $ E10 N2 E4 S2 E24 N45 $.

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	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2001	2001	3	80	2,278	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0510	GARAGE WD-	0	100	0	0	520.00	SF	35.00	35.00	100	2015	2015	3	78	14,196	
4	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2015	2015	3	70	2,800	

LAND DESCRIPTION

TOTAL OB/XF 22,249

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/13/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS