TRACT 58 OR 2766 PG 978
LEE STONER SHORES 3 UNR
UTIL ESMT IN OR 2405-1364

HYSELL JACQUELINE C L/E/
54111 SHIRLEY ROAD
CALLAHAN, FL 32011

2025

37-1N-25-296C-0058-0000

BUILDING CHARACTERISTICS

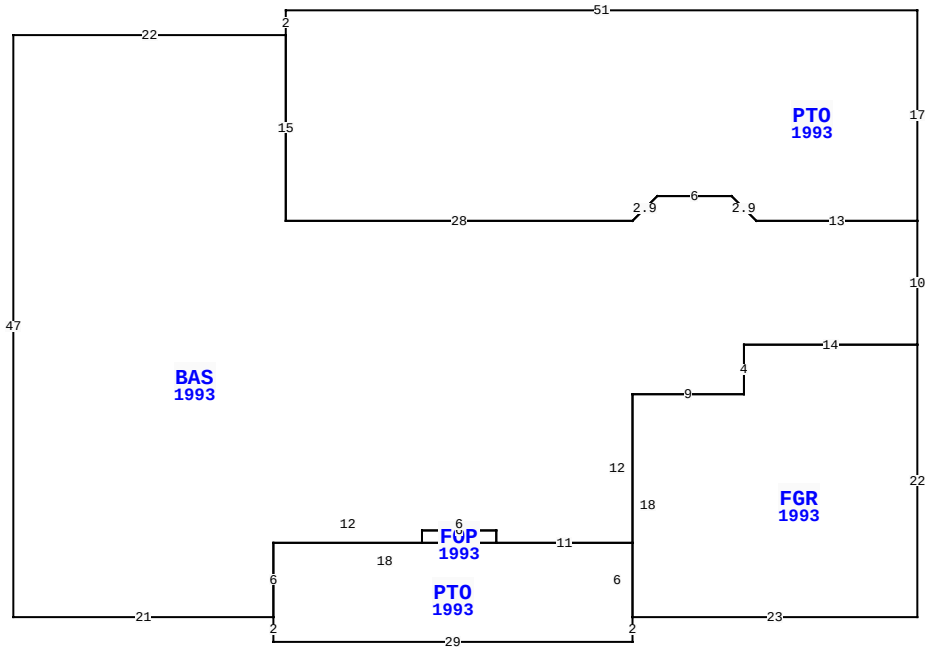
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	1993	2,032	235,689
FGR	470	55	1993	258	29,925
FOP	6	30	1993	2	232
PTO	232	5	1993	12	1,392
PTO	851	5	1993	43	4,987
TOTALS	3,591			2,347	272,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,347	116.0026	153.12	359,373	1977	1995	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 0 Heated Area: 2032 HX Base Yr 1980



54111 SHIRLEY DR, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,225
TOTAL MARKET OB/XF VALUE		11,975
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		334,200
SOH/AGL Deduction		189,902
ASSESSED VALUE		144,298
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,576
TOTAL JUST VALUE		334,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008582	REPAIR/RRF	17,896	10/01/2018
B22456	REMODEL	2,740	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/978	2/06/2025	QC	U	I	11	100
GRANTOR: HYSELL JACQUELINE C						
GRANTEE: HYSELL THOMAS HOWAR						
0285/0737	2/01/1979	WD	Q	I		58,000
GRANTOR: THOMPSON RONALD L & J						
GRANTEE: HYSELL EMORY LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W51 S2 BAS=[YR=1993] W22 S47 E21 PTO=[YR=1993] S2 E29 N2 FGR=[YR=1993] E23 N22 W14 S4 W9 S18$ N6 W11 FOP=[YR=1993] N1 W6 S1 E6$ W18 S6$ N6 E12 N1 E6 S1 E11 N12 E9 N4 E14 N10 W13 U2 L2 W6 L2 D2 W28 N15$ S15 E28 U2 R2 E6 R2 D2 E13 N17$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0940	SHEDS/PORT	0	100	10	22	220.00	SF	20.10	20.10	100	1993	1993	3	20	884	
3	0812	CONCRETE C	0	100	0	0	3,731.00	SF	4.00	4.00	100	1993	1993	3	64	9,551	

LAND DESCRIPTION

TOTAL OB/XF 11,975

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	RES	100	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/23/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS