BLOCK 1 LOT 20
IN OR 704 PG 1905
SHEFFIELD VILLAGE PB 5/28 & 29

PARKER JOSH E & BOBBIE B
54407 HAZEL JONES ROAD
CALLAHAN, FL 32011-4927

2025

37-1N-25-299S-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

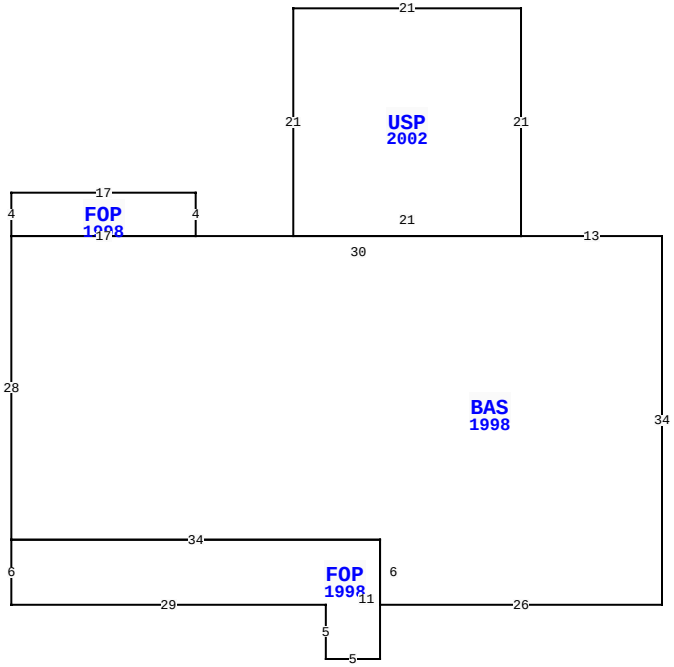
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1998	1,836	216,108
FOP	68	30	1998	20	2,354
FOP	229	30	1998	69	8,122
USP	441	30	2002	132	15,537
TOTALS	2,574			2,057	242,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	105.8400	139.71	287,383	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1999 Heated Area: 1836 HX Base Yr 1999



54407 HAZEL JONES RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,120
TOTAL MARKET OB/XF VALUE		15,155
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,275
SOH/AGL Deduction		168,088
ASSESSED VALUE		139,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,465
TOTAL JUST VALUE		307,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000813	REPAIR/RRF	13,064	01/25/2021
B9533	GARAGE	13,900	04/01/2002
B974537	NEW CONSTR	87,000	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0704/1905	5/19/1994	WD	Q	V		15,500
GRANTOR: BROUGHTON GEORGE R						
GRANTEE: PARKER JOSH & BOBBI						
0554/0624	10/12/1988	QC	Q	V	06	100
GRANTOR: BOYD JOHN W						
GRANTEE: BROUGHTON GEORGE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W13 USP=[YR=2002] N21 W21 S21 E21$ W30
FOP=[YR=1998] N4 W17 S4 E17$ W17 S28 FOP=[YR=1998] S6 E29 S5 E5 N11 W34$ E34 S6 E26 N34$.

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	1998	1998	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	1998	1998	3	73	3,113	
3	0810	CONCRETE A	0	100	0	0	372.00	SF	6.50	6.50	100	2002	2002	3	80	1,934	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2002	2002	3	29	7,308	

LAND DESCRIPTION

TOTAL OB/XF 15,155

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS