BLOCK 1 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

BUTLER JESSICA MARRIEA & SEAN MICHAEL FRANCIS
54371 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

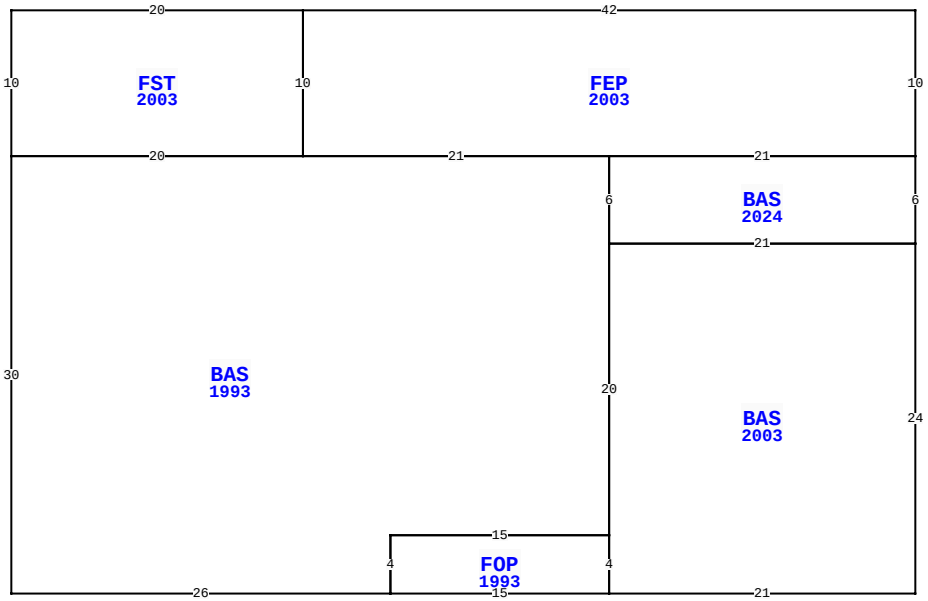
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	111,837
BAS	504	100	2003	504	48,176
BAS	126	100	2024	126	12,044
FEP	420	80	2003	336	32,118
FOP	60	30	1993	18	1,720
FST	200	55	2003	110	10,515
TOTALS	2,480			2,264	216,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	99.5680	99.57	225,426	1986	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1800 HX Base Yr 2025



54371 HAZEL JONES RD, CALLAHAN

BLD DATE		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		216,409
TOTAL MARKET OB/XF VALUE		2,597
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,006
SOH/AGL Deduction		50,890
ASSESSED VALUE		218,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,394
TOTAL JUST VALUE		269,006
NCON VALUE		40,782
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008218	REPAIR/RRF	10,755	12/01/2017
B98	XFOB	10,370	10/01/1998
3498	NEW CONSTR	29,900	07/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/285	8/09/2024	WD	Q	I	01	329,500
GRANTOR: BOATRIGHT JEREMY W &						
GRANTEE: BUTLER JESSICA MARR						
2080/1079	10/21/2016	WD	Q	I	01	144,000
GRANTOR: HOMES HQ LLC						
GRANTEE: BOATRIGHT JEREMY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-62,10] S30 E26 N4 E15 N20 N6 W21 W20 $
BAS=[YR=2003;ORIG=-21,40] E21 N24 W21 S20 S4 $
FEP=[YR=2003;ORIG=0,0] W42 S10 E21 E21 N10 $
FST=[YR=2003;ORIG=-42,0] W20 S10 E20 N10 $
BAS=[YR=2024;ORIG=-21,16] E21 N6 W21 S6 $
FOP=[YR=1993;ORIG=-36,40] E15 N4 W15 S4 $
.

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	0811	CONCRETE B	0	100	0	0	995.00	SF	5.20	5.20	100	1986	1986	3	47	2,432	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1986	1986	3	47	165	

LAND DESCRIPTION

TOTAL OB/XF 2,597

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS