BLOCK 1 LOTS 24 & 25
IN OR 701/1454 & OR 765/1542
SHEFFIELD VILLAGE PB 5/28 & 29

WHEELER DAWN C
54279 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0240

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	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

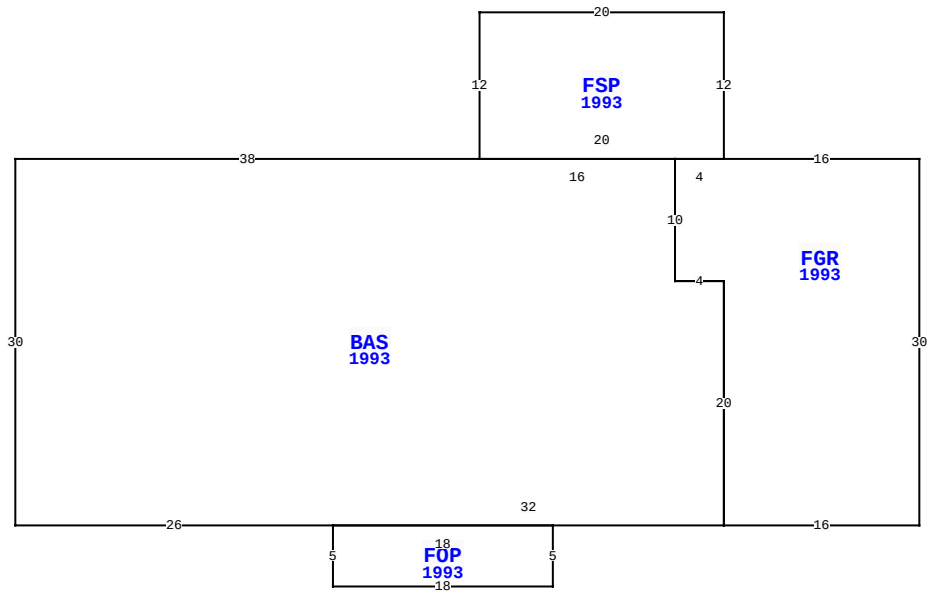
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1993	1,700	147,007
FGR	520	55	1993	286	24,732
FOP	90	30	1993	27	2,335
FSP	240	40	1993	96	8,302
TOTALS	2,550			2,109	182,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	114.8364	114.84	242,198	1990	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 1995 Heated Area: 1700 HX Base Yr



54279 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		182,375
TOTAL MARKET OB/XF VALUE		7,472
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		289,847
SOH/AGL Deduction		9,663
ASSESSED VALUE		280,184
TOTAL EXEMPTION VALUE	13	280,184
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22479	ADDITION	4,544	05/01/2009
6388	XFOB	3,000	04/05/1990
03215	H/AC	1,500	11/27/1989
3664	NEW CONSTR	1,000	10/03/1989
6025	NEW CONSTR	51,080	10/03/1989
6229	NEW CONSTR	1,500	10/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/1454	4/05/1994	WD	Q	I		99,900
GRANTOR: THOMAS FOREST & DONNA						
GRANTEE: WHEELER RICHARD II						
0588/1013	1/23/1990	WD	Q	I		88,400
GRANTOR: HARVELL ROSCOE & SAN						
GRANTEE: THOMAS FOREST & DON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 FSP=[YR=1993] N12 W20 S12 BAS=[YR=1993] W38 S30 E26 FOP=[YR=1993] S5 E18 N5 W18$ E32 N20 W4 N10 W16$ E20$ W4 S10 E4 S20 E16 N30$.

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	0940	SHEDS/PORT	0	100	8	16	128.00	SF	20.10	20.10	100	1990	1990	3	20	515	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0812	CONCRETE C	0	100	0	0	1,562.00	SF	4.00	4.00	100	1990	1990	3	57	3,561	
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	1990	1990	3	20	312	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1985	1985	3	20	211	
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	2009	2009	3	35	563	

LAND DESCRIPTION

TOTAL OB/XF 7,472

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	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS