BLOCK 1 LOT 26
IN OR 1354/744
SHEFFIELD VILLAGE PB 5/28 & 29

SLOAN EDWIN C & ETHEL A
54227 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

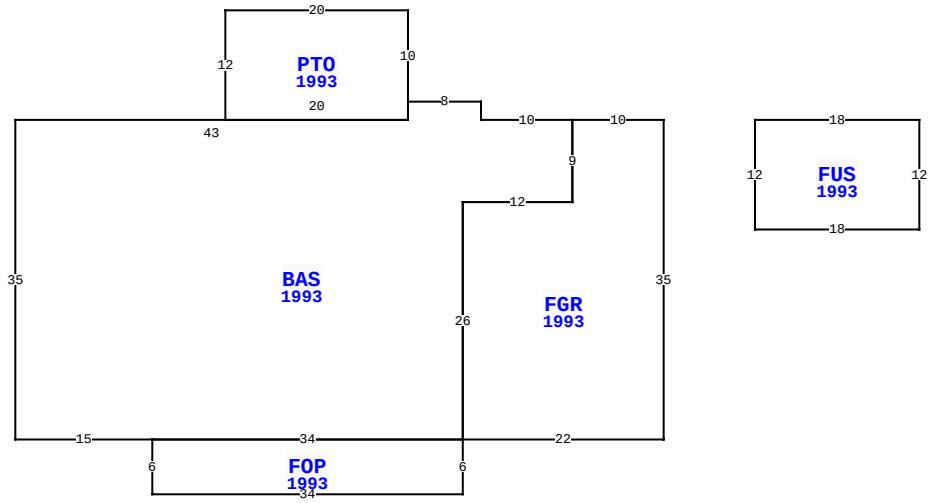
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,839	100	1993	1,839	203,315
FGR	662	55	1993	364	40,243
FOP	204	30	1993	61	6,744
FUS	216	100	1993	216	23,880
PTO	240	5	1993	12	1,327
TOTALS	3,161			2,492	275,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,492	105.0240	138.63	345,466	1992	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2006 Heated Area: 2055 HX Base Yr 2006



54227 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		275,509
TOTAL MARKET OB/XF VALUE		30,897
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		356,406
SOH/AGL Deduction		190,797
ASSESSED VALUE		165,609
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		109,887
TOTAL JUST VALUE		356,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014050	REPAIR/RRF	0	10/13/2021
B995748	GARAGE	28,125	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0744	9/30/2005	WD	Q	I		239,000
GRANTOR: CARROLL FRED						
GRANTEE: SLOAN EDWIN C & ETH						
0860/0674	12/23/1998	WD	Q	I		150,000
GRANTOR: ANDERSON GARY MICHAEL						
GRANTEE: CARROLL FRED & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 BAS=[YR=1993] W10 N2 W8 PTO=[YR=1993] N10 W20 S12 E20 N2$ S2 W43 S35 E15 FOP=[YR=1993] S6 E34 N6 W34$ E34 N26 E12 N9$ S9 W12 S26 E22 N35$ PTR=E10 FUS=[YR=1993] E18 S12 W18 N12 $ W10 $.

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	1992	1992	3	70	2,450	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1994	1994	3	66	1,716	
3	0812	CONCRETE C	0	100	0	0	5,002.00	SF	4.00	4.00	100	1999	1999	3	75	15,006	
4	0510	GARAGE WD-	0	100	0	0	1,150.00	SF	35.00	35.00	100	1999	1999	3	26	10,465	
5	0911	SCRN RM A	0	100	24	15	360.00	SF	17.50	17.50	100	1998	1998	3	20	1,260	

LAND DESCRIPTION

TOTAL OB/XF 30,897

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 04/13/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS