BLOCK 1 LOT 27
IN OR 571 PG 242
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIN ALVIN C & KATHERINE L
54195 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

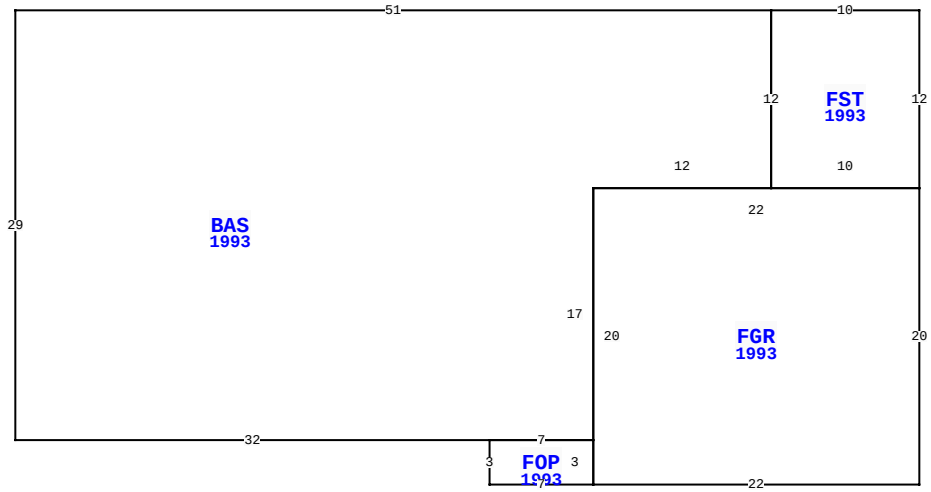
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,275	100	1993	1,275	110,543
FGR	440	55	1993	242	20,981
FOP	21	30	1993	6	520
FST	120	55	1993	66	5,722
TOTALS	1,856			1,589	137,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	102.0000	102.00	162,078	1989	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1275 HX Base Yr 1990



54195 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		137,766
TOTAL MARKET OB/XF VALUE		4,525
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		192,291
SOH/AGL Deduction		87,656
ASSESSED VALUE		104,635
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,913
TOTAL JUST VALUE		192,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007912	REPAIR/RRF	10,014	12/01/2017
2945	H/AC	1,500	03/14/2989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0571/0242	5/30/1989	WD	Q	I		66,000
GRANTOR: HARVELL ELLIS & IDA						
GRANTEE: GRIFFIN ALVIN & K L						
0532/0029	11/30/1987	WD	Q	V		13,500
GRANTOR: HILGERS RAINER						
GRANTEE: HARVELL ELLIS & IDA						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] W51 S29 E32 FOP=[YR=1993] S3 E7 FGR=[YR=1993] E22 N20 W22 S20$ N3 W7$ E7 N17 E12 N12$ S12 E10 N12$.

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	1242	WD DECK A	0	100	17	12	204.00	SF	10.00	10.00	100	1989	1989	3	20	408	
2	0812	CONCRETE C	0	100	0	0	1,856.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,046	
3	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	1989	1989	3	54.5	71	

LAND DESCRIPTION

TOTAL OB/XF 4,525

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