BLOCK 1 LOT 31
IN OR 2185/74
MH/ID SHS2WGA06858589A &

TRUBY DIANA L
54085 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

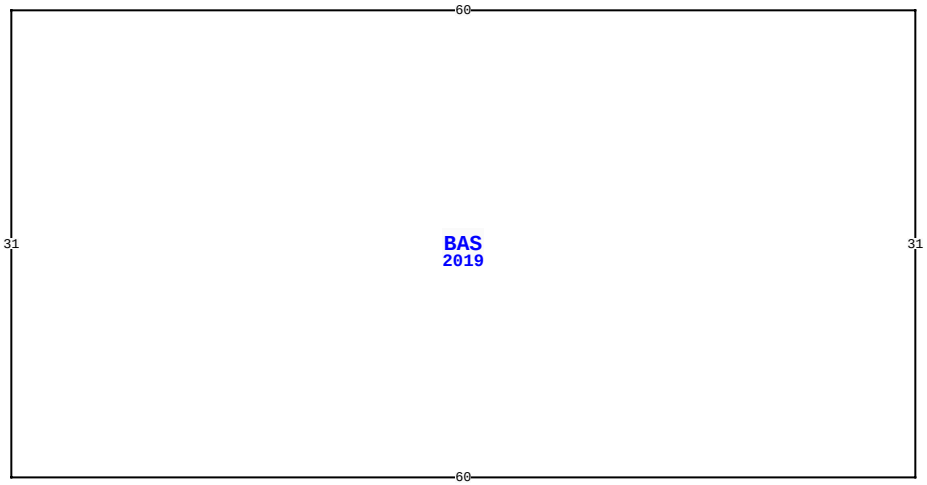
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2019	1,860	168,810
TOTALS	1,860			1,860	168,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,860	102.9000	92.61	172,255	2019	2019	0	0	0	2.00	98.00

2 SFR MODULR – 100% - 2019 Heated Area: 1860 HX Base Yr 2019



54085 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		168,810
TOTAL MARKET OB/XF VALUE		3,157
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		221,967
SOH/AGL Deduction		98,178
ASSESSED VALUE		123,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,067
TOTAL JUST VALUE		221,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008903	CO ISSUED	0	04/04/2019
18008903	MODULAR HM	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/0074	3/19/2018	WD	Q	I	01	39,200
GRANTOR: MORNINGSIDE FUNDING L						
GRANTEE: TRUBY DIANA L						
1801/0035	6/20/2012	WD	U	I	12	14,600
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MORNINGSIDE FUNDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S31 E60 N31$.

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	10	10	100.00	SF	30.00	30.00	100	1990	1990	3	20	600	
2	0811	CONCRETE B	0	100	31	24	744.00	SF	5.20	5.20	100	1986	1986	3	47	1,818	
3	0751	UOP	0	100	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	28	448	
4	0751	UOP	0	100	13	8	104.00	SF	10.00	10.00	100	2001	2001	3	28	291	

LAND DESCRIPTION

TOTAL OB/XF 3,157

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 07/31/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS