BLOCK 1 LOT 32
IN OR 1805/767
SHEFFIELD VILLAGE PB 5/28 & 29

WILLIAMS STEPHEN J & REGENA E
54057 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

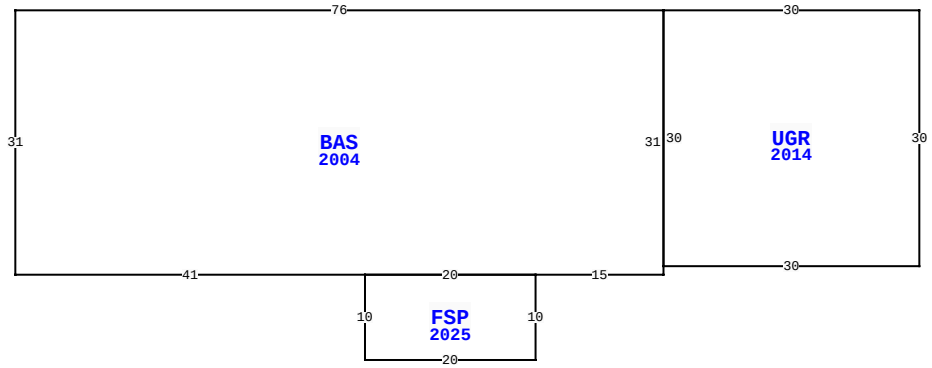
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	2,356	100	2004	2,356	151,161
FSP	200	60	2025	120	7,699
UGR	900	45	2014	405	25,985
TOTALS	3,456			2,881	184,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,881	150.9600	128.32	369,690	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2013 Heated Area: 2356 HX Base Yr 2013



54057 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		184,845
TOTAL MARKET OB/XF VALUE		28,634
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		263,479
SOH/AGL Deduction		119,890
ASSESSED VALUE		143,589
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		82,867
TOTAL JUST VALUE		263,479
NCON VALUE		43,672
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001488	30*26 MTL ACCESSO	25,038	02/06/2024
B1428709	GARAGE	38,232	05/01/2014
MH971989	MH MOVE-ON	0	11/01/1997
7765	MH MOVE-ON	7,800	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1805/0767	7/30/2012	WD	U	I	12	60,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WILLIAMS STEPHEN J						
1689/0589	7/20/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-30,0] W76 S31 E41 E20 E15 N31 $
UGR=[YR=2014;ORIG=0,0] W30 S30 E30 N30 $
FSP=[YR=2025;ORIG=-65,31] E20 S10 W20 N10 $
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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	20	9	180.00	SF	10.00	10.00	100	2000	2000	3	20	360	
2	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2000	2000	3	20	768	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
4	0351	CARPORT MT	0	100	26	30	780.00	SF	10.00	10.00	100	2025	2024		100	7,800	
5	0812	CONCRETE C	0	100	0	0	3,154.00	SF	4.00	4.00	100	2025	2024		100	12,616	
6	0810	CONCRETE A	0	100	30	22	660.00	SF	6.50	6.50	100	2025	2024		100	4,290	

LAND DESCRIPTION

TOTAL OB/XF 28,634

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

REVIEW DATE 10/08/2024 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS