BLOCK 1 LOT 33
SHEFFIELD VILLAGE PB 5/28 & 29

SCANDALIATO JOANNE L/E/PUGSLEY DANIEL L/E
54031 HAZEL JONES RD
CALLHAN, FL 32011

2025

37-1N-25-299S-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

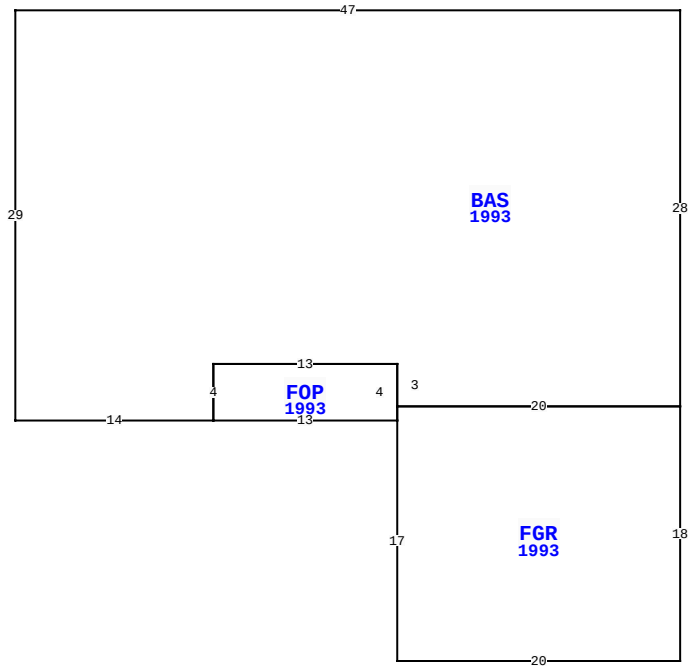
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,291	100	1993	1,291	177,630
FGR	360	55	1993	198	27,243
FOP	52	30	1993	16	2,202
TOTALS	1,703			1,505	207,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,505	118.1160	155.91	234,645	1991	2005	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2023 Heated Area: 1291 HX Base Yr 2023



54031 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		207,074
TOTAL MARKET OB/XF VALUE		3,485
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,559
SOH/AGL Deduction		99,614
ASSESSED VALUE		160,945
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		105,223
TOTAL JUST VALUE		260,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2204068	REMODEL	1,700	03/15/2022
B2201716	XFOB	0	01/31/2022
4038	H/AC	1,800	12/11/1991
7685	NEW CONSTR	57,405	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/1514	4/16/2025	DG	U	I	11	100
GRANTOR: PUGSLEY DANIEL A SR						
GRANTEE: PUGSLEY DANIEL A SR						
2781/1512	4/16/2025	DG	U	I	11	100
GRANTOR: PUGSLEY DANIEL A SR &						
GRANTEE: PUGSLEY DANIEL A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S29 E14 FOP=[YR=1993] E13 FGR=[YR=1993]
S17 E20 N18 W20 S1 $ N4 W13 S4 $ N4 E13 S3 E20 N28 $.

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	0811	CONCRETE B	0	100	17	36	612.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,894	
2	0810	CONCRETE A	0	100	24	15	360.00	SF	6.50	6.50	100	1995	1995	3	68	1,591	

LAND DESCRIPTION

TOTAL OB/XF 3,485

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS