



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 Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
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	
Occupancy	00	NONE	100	
Quality	05	Quality Level 05		
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
BAS	1,312	100	1993	1,312
BAS	399	100	2003	399
FOP	72	30	1993	22
UOP	560	20	2016	112
TOTALS	2,343			1,845

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,845	121.0000	121.00	223,245	1990	2001	0	0	17.25	82.75

1 SINGLE FAM - 100% - 2006 Heated Area: 1711 HX Base Yr 2006

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	184,735		
TOTAL MARKET OB/XF VALUE	8,097		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	242,832		
SOH/AGL Deduction	121,112		
ASSESSED VALUE	121,720		
TOTAL EXEMPTION VALUE	HX HB WX SX 105,722		
BASE TAXABLE VALUE	15,998		
TOTAL JUST VALUE	242,832		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	230,446		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1012422	REPAIR/RRF	2,000	08/23/2010
6531	NEW CONSTR	47,652	06/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1644	4/21/2021	LE	U	I	11	100

GRANTOR: TOMLIN MARTHA V
GRANTEE: JONES DONNA S
1481/0777 2/27/2007 WD U I 07 100
GRANTOR: HENDERSON JOSEPH S &
GRANTEE: TOMLIN JAMES C & MA

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	1,891.00	SF	4.00	4.00	100	1990	1990	3	57	4,311	
3	0940	SHEDS/PORT	0	100	20	200.00	SF	19.50	19.50	100	1992	1992	3	20	780	
4	1242	WD DECK A	0	100	0	348.00	SF	10.00	10.00	100	2001	2001	3	20	696	

TOTAL OB/XF										8,097			
54003 HAZEL JONES RD, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/31/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2016] W28 S20 BAS=[YR=1993] W31 S29 E18 FOP=[YR=1993] S4 E18 N4 W18\$ E20 BAS=[YR=2003] E21N19 W21 S19\$ N19 E21 N10 W28\$ E28 N20\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,097									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												