BLOCK 1 LOT 36
SHEFFIELD VILLAGE PB 5/28 & 29

KOMOREK DANYEN ANN
54002 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

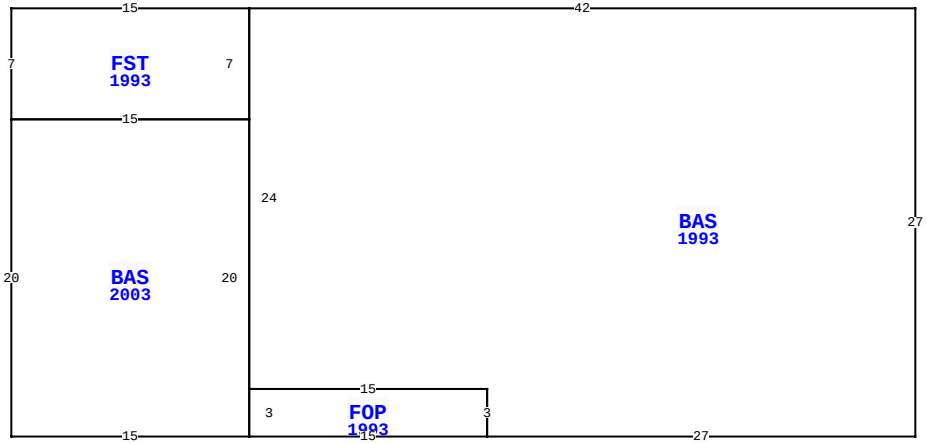
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	SUBAREA MARKET VALUE
BAS	1,089	100	1993	1,089	113,238
BAS	300	100	2003	300	31,195
FOP	45	30	1993	14	1,456
FST	105	55	1993	58	6,031
TOTALS	1,539			1,461	151,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,461	125.6640	125.66	183,589	1989	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1389 HX Base Yr 2021



54002 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		170,235
TOTAL MARKET OB/XF VALUE		5,370
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		225,605
SOH/AGL Deduction		62,401
ASSESSED VALUE		163,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,482
TOTAL JUST VALUE		225,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3113	NEW CONSTR	1,800	08/11/1989
5509	NEW CONSTR	54,880	02/10/1989
5707	NEW CONSTR	1,500	02/10/1989
3391	NEW CONSTR	0	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1983	11/13/2019	QC	U	I	11	139,200
GRANTOR: HORNE DONALD EUGENE						
GRANTEE: KOMOREK DANYEN ANN						
1441/1942	9/05/2006	WD	Q	I		167,000
GRANTOR: WOODS CHRISTOPHER D						
GRANTEE: KOMOREK DANYEN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=1993] W15S7 BAS=[YR=2003] S20 E15 FOP=[YR=1993] E15 N3 W15 S3$ N20 W15$ E15 N7$ S24 E15 S3 E27 N27$.

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	0	0	830.00	SF	3.90	3.90	100	1989	1989	3	54.5	1,764	
2	0811	CONCRETE B	0	100	0	0	950.00	SF	5.20	5.20	100	1998	1998	3	73	3,606	

LAND DESCRIPTION

TOTAL OB/XF 5,370

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

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BUILDING CHARACTERISTICS

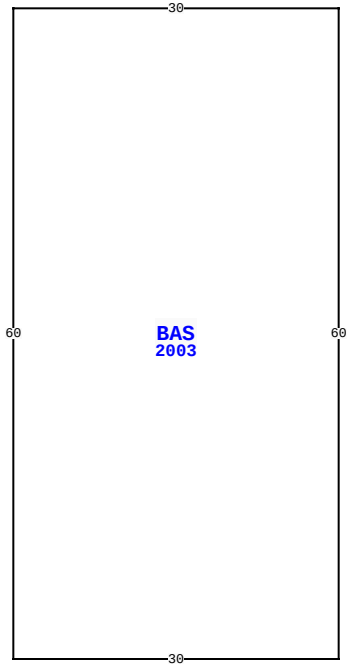
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	SUBAREA MARKET VALUE
BAS	1,800	100	2003	1,800	18,315
TOTALS	1,800			1,800	18,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	55.0000	20.35	36,630	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



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PAGE 2 of 2 6

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GRANTOR: WOODS CHRISTOPHER D						
GRANTEE: KOMOREK DANYEN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S60 E30 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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