BLOCK 1 LOT 37
SHEFFIELD VILLAGE PB 5/28 & 29

PEJSA SCOTT & STEPHANIE
54028 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

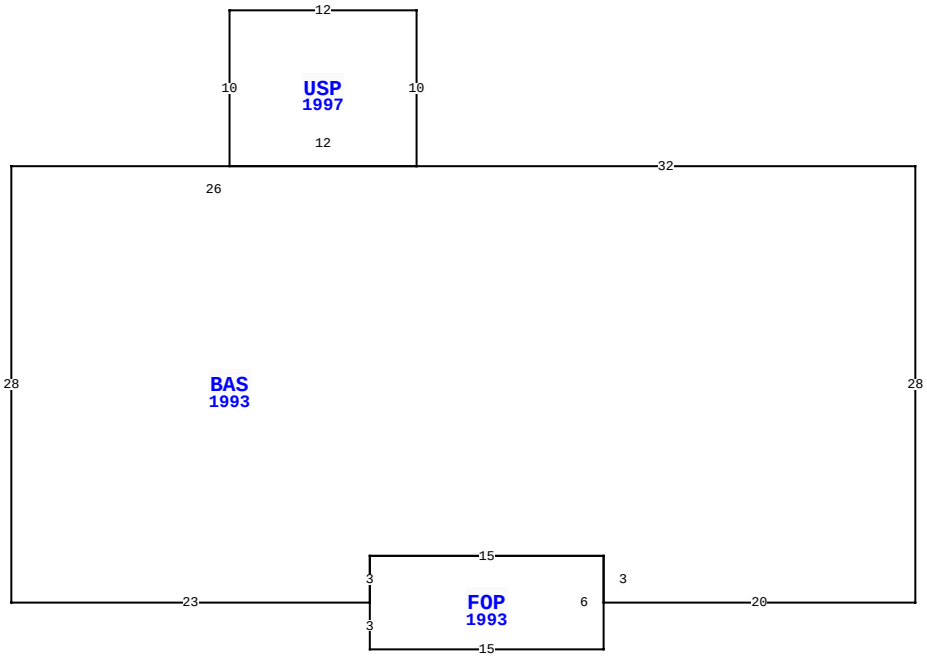
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,579	100	1993	1,579	173,902
FOP	90	30	1993	27	2,973
USP	120	30	1997	36	3,965
TOTALS	1,789			1,642	180,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,642	110.0000	145.20	238,418	1991	1991	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2008 Heated Area: 1579 HX Base Yr 2008



54028 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		180,840
TOTAL MARKET OB/XF VALUE		23,397
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,237
SOH/AGL Deduction		116,737
ASSESSED VALUE		137,500
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		81,778
TOTAL JUST VALUE		254,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6910	NEW CONSTR	52,452	12/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/211	2/04/2025	WD	Q	I	01	349,900
GRANTOR: SANFORD PAULA LEA & M						
GRANTEE: PEJSA SCOTT & STEPH						
2098/0043	1/30/2017	QC	U	I	11	100
GRANTOR: REILLY PETER DONOVAN						
GRANTEE: REILLY PAULA LEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 USP=[YR=1997] N10 W12 S10 E12$ W26 S28 E23
FOP=[YR=1993] S3 E15 N6 W15 S3$ N3 E15 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	0	0	819.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,534	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1991	1991	3	20	960	
3	0510	GARAGE WD-	0	100	20	40	800.00	SF	35.00	35.00	100	2007	2007	3	44	12,320	
4	0812	CONCRETE C	0	100	0	0	2,179.00	SF	4.00	4.00	100	2007	2007	3	87	7,583	

LAND DESCRIPTION

TOTAL OB/XF 23,397

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS