BLOCK 6 LOT 2
1998 MERI DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

WINGO TERRY/CORDOBA TAMIE J
54390 HAZEL JONES RD
CALLAHAN, FL 32011-0095

2025

37-1N-25-299S-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

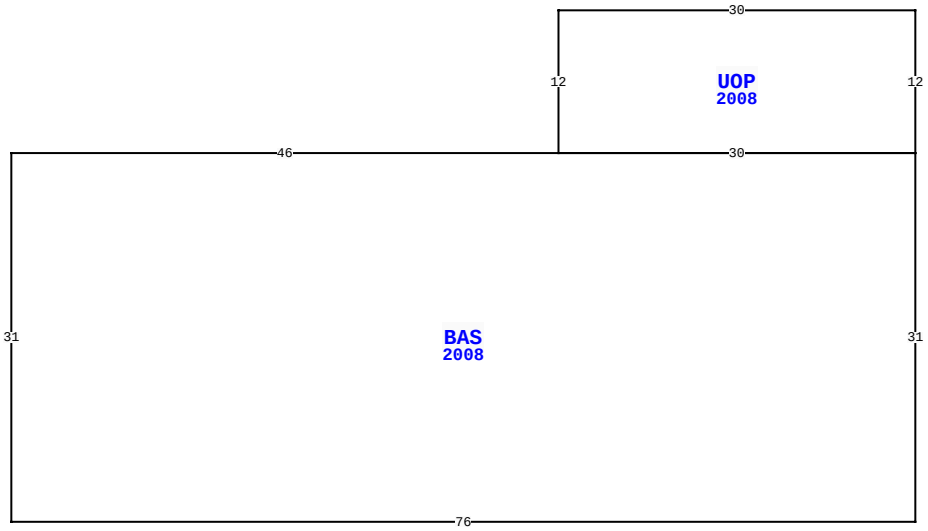
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2008	2,356	112,654
UOP	360	25	2008	90	4,304
TOTALS	2,716			2,446	116,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,446	140.6400	119.54	292,395	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2009 Heated Area: 2356 HX Base Yr 2009



54390 HAZEL JONES RD, CALLAHAN

BLD DATE	05/16/2008	JW	LGL DATE	03/31/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,958
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		168,190
SOH/AGL Deduction		81,135
ASSESSED VALUE		87,055
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,333
TOTAL JUST VALUE		168,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH008577	MH MOVE-ON	0	08/01/2000
MH989216	MH MOVE-ON	0	04/01/1998
951095	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2518/0356	12/01/2021	QC	U	I	11	100
GRANTOR: WINGO TERRY						
GRANTEE: WINGO TERRY & TAMIE						
0740/0501	9/28/1995	WD	Q	I		17,000
GRANTOR: ARENBURGH WILLIAM PAU						
GRANTEE: WINGO TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W30 S12 BAS=[YR=2008] W46 S31 E76 N31 W30$
E30 N12 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,540.00	1,540.00	100	1998	1998	3	80	1,232	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS