BLOCK 6 LOT 4
SHEFFIELD VILLAGE PB 5/28 & 29

WITCHER JOSEPH MARK
54340 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

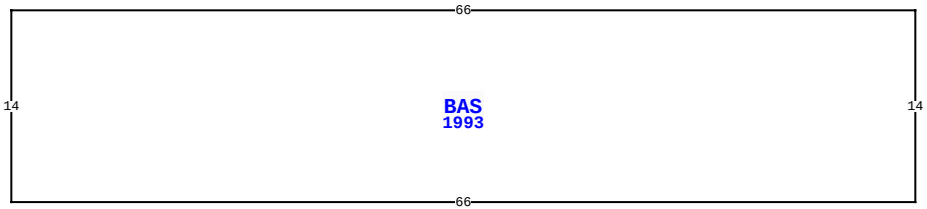
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	14,193
TOTALS	924			924	14,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
0820	02	924	96.0000	76.80	70,963	1982	1982	0	0	25	70.00	20.00

1 M/H 93- – 100% - 2021 Heated Area: 924 HX Base Yr 2021



54340 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		14,193
TOTAL MARKET OB/XF VALUE		5,202
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		69,395
SOH/AGL Deduction		29,456
ASSESSED VALUE		39,939
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,939
TOTAL JUST VALUE		69,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1584	6/18/2019	WD	Q	I	02	36,000
GRANTOR: BEHLMER ROBERTA K						
GRANTEE: WITCHER JOSEPH MARK						
2265/1733	4/03/2019	PR	U	I	19	100
GRANTOR: BEHLMER ROBERTA K P/R						
GRANTEE: BEHLMER ROBERTA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	0751	UOP	0	100	10	20	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
2	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
3	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1990	1990	3	57	3,335	
4	0811	CONCRETE B	0	100	18	20	360.00	SF	5.20	5.20	100	1990	1990	3	57	1,067	

LAND DESCRIPTION

TOTAL OB/XF 5,202

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