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

JAMES RHONDA
54312 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

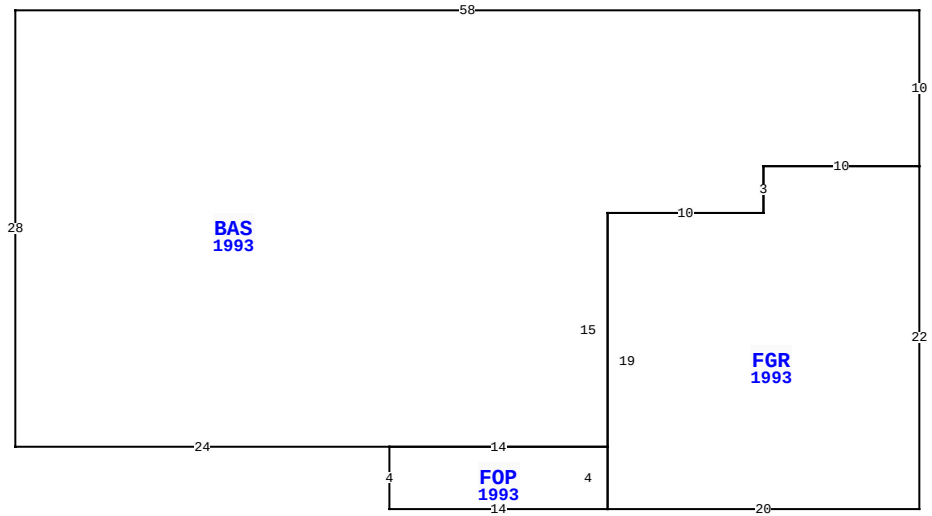
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1993	1,294	133,202
FGR	410	55	1993	226	23,264
FOP	56	30	1993	17	1,750
TOTALS	1,760			1,537	158,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	118.3200	118.32	181,858	1988	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1294 HX Base Yr 2021



54312 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		158,216
TOTAL MARKET OB/XF VALUE		5,897
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		214,113
SOH/AGL Deduction		74,953
ASSESSED VALUE		139,160
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		83,438
TOTAL JUST VALUE		214,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005135	REPAIR/RRF	10,000	04/04/2022
2709	H/AC	1,800	09/06/1988
3002	NEW CONSTR	1,500	04/13/1988
4815	NEW CONSTR	51,000	04/13/1988
4960	NEW CONSTR	1,500	04/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0477	1/29/2021	QC	U	I	11	100
GRANTOR: JAMES RHONDA						
GRANTEE: JAMES RHONDA & MILL						
2405/1078	10/27/2020	FJ	U	I	11	0
GRANTOR: WOOD JANICE O EST						
GRANTEE: JAMES RHONDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S28 E24 FOP=[YR=1993] S4 E14 FGR=[YR=1993] E20 N22 W10 S3 W10 S19$ N4 W14$ E14 N15 E10 N3 E10 N10$.

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	1,595.00	SF	5.20	5.20	100	1988	1988	3	52	4,313	
2	0940	SHEDS/PORT	0	100	22	12	264.00	SF	30.00	30.00	100	2000	2000	3	20	1,584	

LAND DESCRIPTION

TOTAL OB/XF 5,897

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 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