BLOCK 6 LOT 6
IN OR 883/13
R787725 & R787726 & R787727

BANKS THOMAS C & JERALDINE L
54286 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
Units		0 100
Quality	06	Quality Level 06

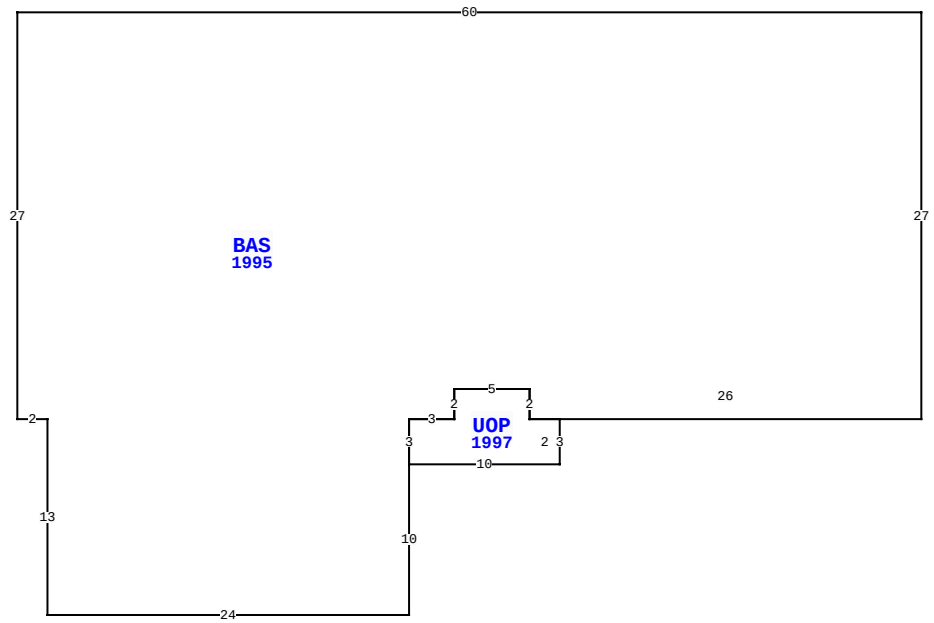
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	1995	1,922	109,896
UOP	40	25	1997	10	572
TOTALS	1,962			1,932	110,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,932	152.8800	129.95	251,063	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2000 Heated Area: 1922 HX Base Yr 2000



54286 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		110,468
TOTAL MARKET OB/XF VALUE		30,249
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		190,717
SOH/AGL Deduction		103,209
ASSESSED VALUE		87,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,786
TOTAL JUST VALUE		190,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012785	REPAIR/RRF	5,000	09/22/2021
B973640	GARAGE	15,300	02/01/1997
MHU95774	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0883/0013	5/13/1999	WD	Q	I		88,700
GRANTOR: BOYD RICHARD B & APRI						
GRANTEE: BANKS THOMAS & JERA						
0798/1213	7/07/1997	WD	U	I	12	89,900
GRANTOR: MORRIS RODNEY T & KIM						
GRANTEE: BOYD RICHARD & APRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S27 E2 S13 E24 N10 UOP=[YR=1997] E10 N3 W2 N2 W5 S2 W3 S3$ N3 E3 N2 E5 S2 E26 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
3	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1997	1997	3	72	25,920	
4	0350	CARPORT WD	0	100	18	20	360.00	SF	13.00	13.00	100	1996	1996	3	20	936	
5	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	

LAND DESCRIPTION

TOTAL OB/XF 30,249

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 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS