BLOCK 6 LOT 7
SHEFFIELD VILLAGE PB 5/28 & 29

THRIFT WESLEY & AMANDA
54260 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

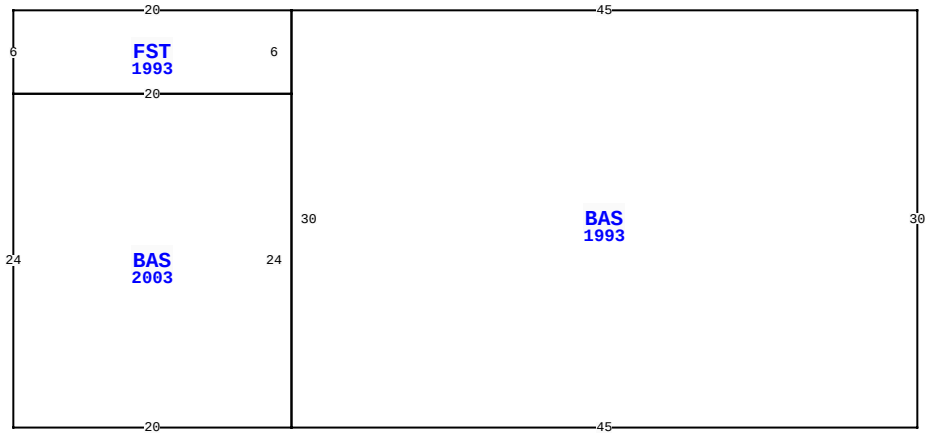
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,350	100	1993	1,350	123,357
BAS	480	100	2003	480	43,860
FST	120	55	1993	66	6,030
TOTALS	1,950			1,896	173,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	108.7800	108.78	206,247	1987	1992	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1830 HX Base Yr 2018



54260 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		173,247
TOTAL MARKET OB/XF VALUE		2,179
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		225,426
SOH/AGL Deduction		81,045
ASSESSED VALUE		144,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,659
TOTAL JUST VALUE		225,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1315	4/25/2016	WD	Q	I	01	160,000
GRANTOR: MCCANN JAMES E & GERI						
GRANTEE: THRIFT WESLEY & AMA						
1137/0177	5/13/2003	WD	Q	I	01	90,000
GRANTOR: MCCANN JAMES RUSSELL						
GRANTEE: MCCANN JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 FST=[YR=1993] W20 S6 BAS=[YR=2003] S24 E20 N24 W20$ E20 N6$ S30 E45 N30$.

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	0812	CONCRETE C	0	100	87	17	1,479.00	SF	2.80	2.80	100	1987	1987	3	49.5	2,050	
2	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	100	1987	1987	3	49.5	129	

LAND DESCRIPTION

TOTAL OB/XF 2,179

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