BLOCK 6 LOT 8
IN OR 2118/79
R622252 & R622253

RYALS DONNY RAY/RYALS BECKY DOUGLAS
54234 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0080

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 70
Interior Floo	08	SHT VINYL 30
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
Quality	06	Quality Level 06

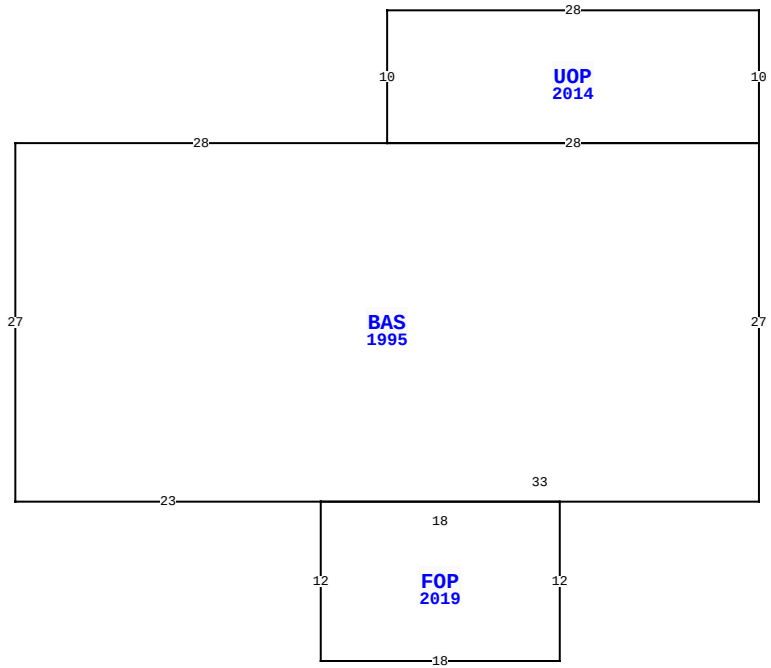
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1995	1,512	85,861
FOP	216	30	2019	65	3,691
UOP	280	25	2014	70	3,975
TOTALS	2,008			1,647	93,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	151.8400	129.06	212,562	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2012 Heated Area: 1512 HX Base Yr 2012



54234 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		93,527
TOTAL MARKET OB/XF VALUE		26,516
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		170,043
SOH/AGL Deduction		82,023
ASSESSED VALUE		88,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,298
TOTAL JUST VALUE		170,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428479	XFOB	20,390	03/01/2014
MHU95948	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2118/0079	5/04/2017	QC	U	I	11	100
GRANTOR: RYALS BECKY DOUGLAS						
GRANTEE: RYALS DONNY RAY & B						
1725/0645	2/09/2011	WD	U	I	11	35,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: DOUGLAS BECKY L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] W28 S10 BAS=[YR=1995] W28 S27 E23 FOP=[YR=2019] S12 E18 N12 W18$ E33 N27 W28$ E28 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	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	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2014	2014	3	71	23,856	

LAND DESCRIPTION

TOTAL OB/XF 26,516

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		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