BLOCK 6 LOT 9
IN OR 476 PG 381
R278047 & R278048

DEEN CHARLES A
54212 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

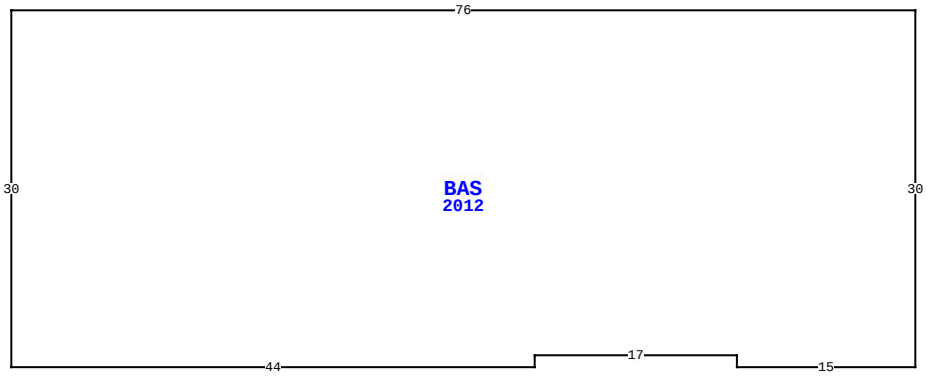
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,263	100	2012	2,263	183,645
TOTALS	2,263			2,263	183,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,263	140.4000	119.34	270,066	2012	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 0 Heated Area: 2263 HX Base Yr



54212 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		183,645
TOTAL MARKET OB/XF VALUE		4,065
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		237,710
SOH/AGL Deduction		109,157
ASSESSED VALUE		128,553
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		72,831
TOTAL JUST VALUE		237,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-5361	NEW CONSTR	0	09/29/2011
E23701	NEW CONSTR	0	08/01/2011
M16436	H/AC	0	08/01/2011
P14917	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0476/0381	12/01/1985	WD	Q	V		9,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S30 E44 N1 E17 S1 E15 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	0	0	1,753.00	SF	4.00	4.00	100	1988	1988	3	52	3,646	
2	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100	1988	1988	3	52	419	

LAND DESCRIPTION

TOTAL OB/XF 4,065

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