BLOCK 6 LOT 10
IN OR 559 PG 735
SHEFFIELD VILLAGE PB 5/28 & 29

ABRAHAM JEFFREY L & SHARON M/
54182 HAZEL JONES ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

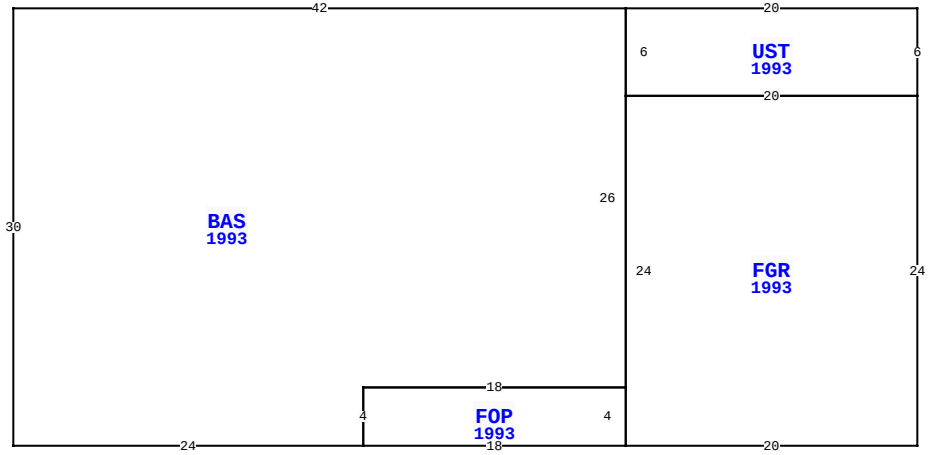
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	102,079
FGR	480	55	1993	264	22,684
FOP	72	30	1993	22	1,891
UST	120	45	1993	54	4,640
TOTALS	1,860			1,528	131,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	106.0800	106.08	162,090	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1188 HX Base Yr



54182 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		131,293
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		184,265
SOH/AGL Deduction		85,054
ASSESSED VALUE		99,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,489
TOTAL JUST VALUE		184,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3092	N/A	26,200	11/18/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0559/0735	12/22/1988	WD	Q	I		67,500
GRANTOR: OVERSTREET LARRY D						
GRANTEE: ABRAHAM JEFFREY L						
0505/0911	12/01/1986	WD	Q	I		57,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 BAS=[YR=1993] W42 S30 E24 FOP=[YR=1993] E18 FGR=[YR=1993] E20 N24 W20 S24 $ N4 W18 S4 $ N4 E18 N26 $ S6 E20 N6 $.

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	86	17	1,462.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,895	
2	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1987	1987	3	49.5	77	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS