

BLOCK 6 LOT 12
IN OR 1246/146
SHEFFIELD VILLAGE PB 5/28 & 29

TURNER RHONDA L
54116 HAZEL JONES RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

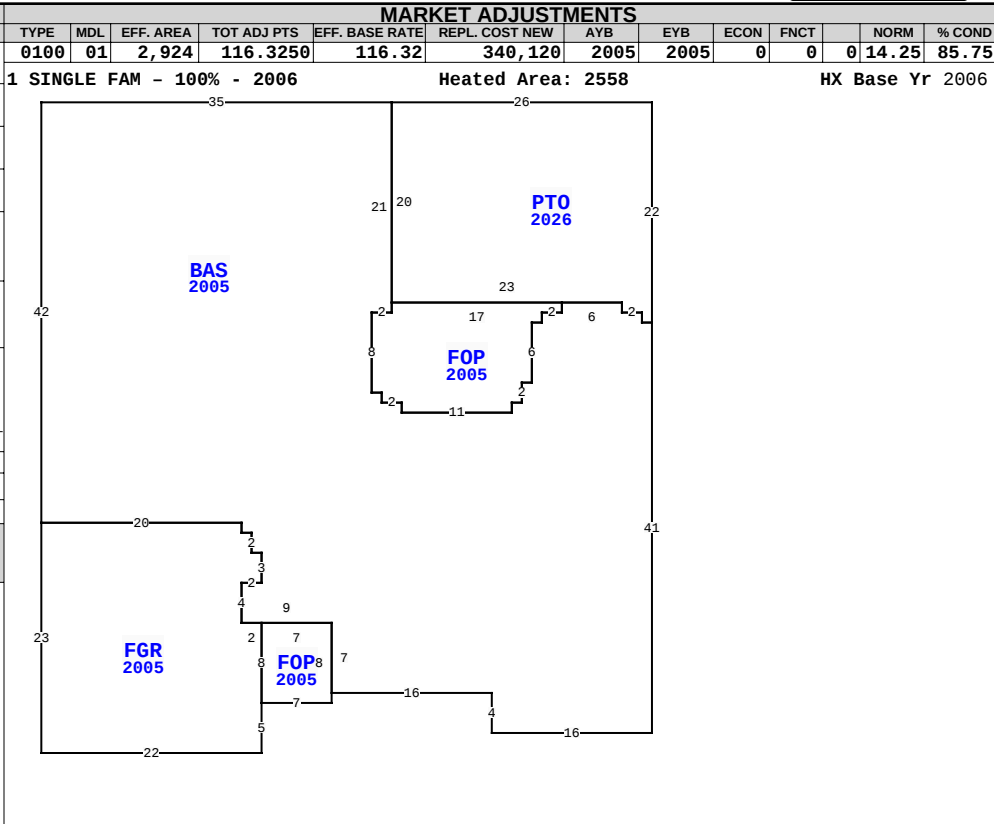
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	2,558	100	2005	2,558	255,147
FGR	494	55	2005	272	27,130
FOP	56	30	2005	17	1,695
FOP	170	30	2005	51	5,087
PTO	524	5	2026	26	2,593

TOTALS	3,802			2,924	291,653
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	727.00	SF	5.20



54116 HAZEL JONES RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	727.00	SF	5.20	5.20	100	2005	2005	3	84	3,176	

LAND DESCRIPTION										TOTAL OB/XF										6,256	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		01/14/2021		BY		KWA		Total Acres: 0.00		Total Land Value: 50,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		291,653	
TOTAL MARKET OB/XF VALUE		6,256	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		347,909	
SOH/AGL Deduction		165,267	
ASSESSED VALUE		182,642	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		126,920	
TOTAL JUST VALUE		347,909	
NCON VALUE		2,594	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09821	OTHER	0	08/01/2005
M09458	MECH OTHER	0	03/01/2005
P08910	OTHER	0	02/01/2005
R6801	REPAIR/RRF	5,000	10/29/2004
B13933	NEW CONSTR	178,804	10/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1246/0146	7/15/2004	WD	U	V		25,000	
GRANTOR: DUERR PETER DR							
GRANTEE: TURNER RHONDA L & J							
0363/0132	6/01/1982	WD	Q	V		8,800	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
BAS=[YR=2005;ORIG=0,0] W1 N1 W2 N1 W6 S1 W2 S1 W1 S6 W1 S2 W1 S1 W11 N1 W2 N1 W1 N8 E2 N21 W35 S42 E20 S1 E1 S2 E1 S3 W2 S4 E9 S7 E16 S4 E16 N41 \$									
FGR=[YR=2005;ORIG=-61,20] S23 E22 N5 N8 W2 N4 E2 N3 W1 N2 W1 N1 W20 \$									
FOP=[YR=2005;ORIG=-9,-2] W17 S1 W2 S8 E1 S1 E2 S1 E11 N1 E1 N2 E1 N6 E1 N1 E2 N1 \$									
FOP=[YR=2005;ORIG=-39,38] E7 N8 W7 S8 \$									
PTO=[YR=2026;ORIG=-26,-22] S20 E23 S1 E2 S1 E1 N22 W26 \$									