BLOCK 1 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

BUTLER JESSICA MARRIEA & SEAN MICHAEL FRANCIS
54371 HAZEL JONES RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0210

BUILDING CHARACTERISTICS

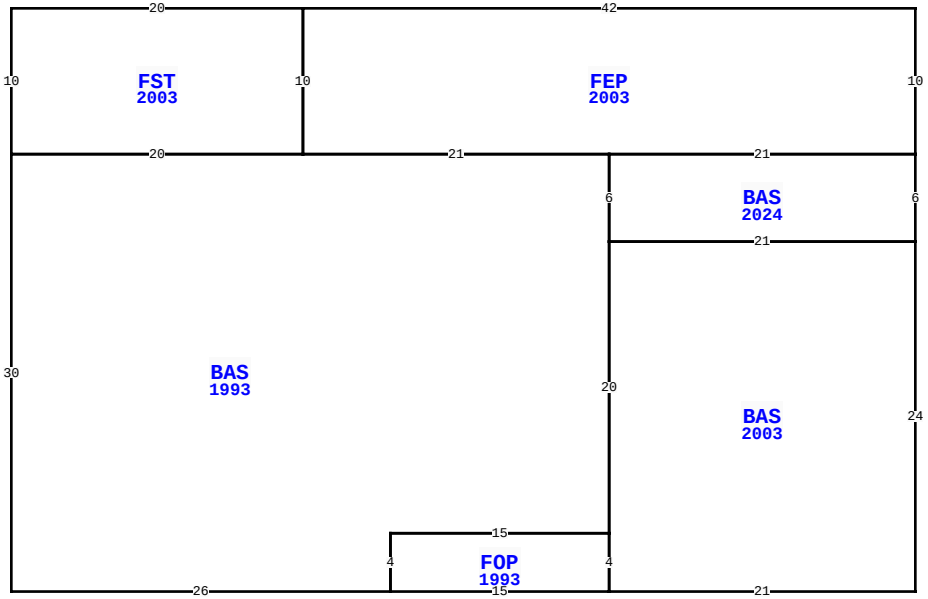
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,170	100	1993	1,170	116,819
BAS	504	100	2003	504	50,322
BAS	126	100	2024	126	12,580
FEP	420	80	2003	336	33,548
FOP	60	30	1993	18	1,797
FST	200	55	2003	110	10,983
TOTALS	2,480			2,264	226,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	99.5680	104.55	236,701	1986	2016	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2025 Heated Area: 1800 HX Base Yr 2025



54371 HAZEL JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	226,049
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	277,049
SOH/AGL Deduction	53,044
ASSESSED VALUE	224,005
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	172,594
TOTAL JUST VALUE	277,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008218	REPAIR/RRF	10,755	12/01/2017
B98	XFOB	10,370	10/01/1998
3498	NEW CONSTR	29,900	07/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/285	8/09/2024	WD	Q	I	01	329,500
GRANTOR: BOATRIGHT JEREMY W &						
GRANTEE: BUTLER JESSICA MARR						
2080/1079	10/21/2016	WD	Q	I	01	144,000
GRANTOR: HOMES HQ LLC						
GRANTEE: BOATRIGHT JEREMY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-62,10] S30 E26 N4 E15 N20 N6 W21 W20 $
BAS=[YR=2003;ORIG=-21,40] E21 N24 W21 S20 S4 $
FEP=[YR=2003;ORIG=0,0] W42 S10 E21 E21 N10 $
FST=[YR=2003;ORIG=-42,0] W20 S10 E20 N10 $
BAS=[YR=2024;ORIG=-21,16] E21 N6 W21 S6 $
FOP=[YR=1993;ORIG=-36,40] E15 N4 W15 S4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS