BLOCK 1 LOT 22 IN OR 1193/389
2003/MERT/DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

WADE LINDA Y WILLARD
54345 HAZEL JONES RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0220

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

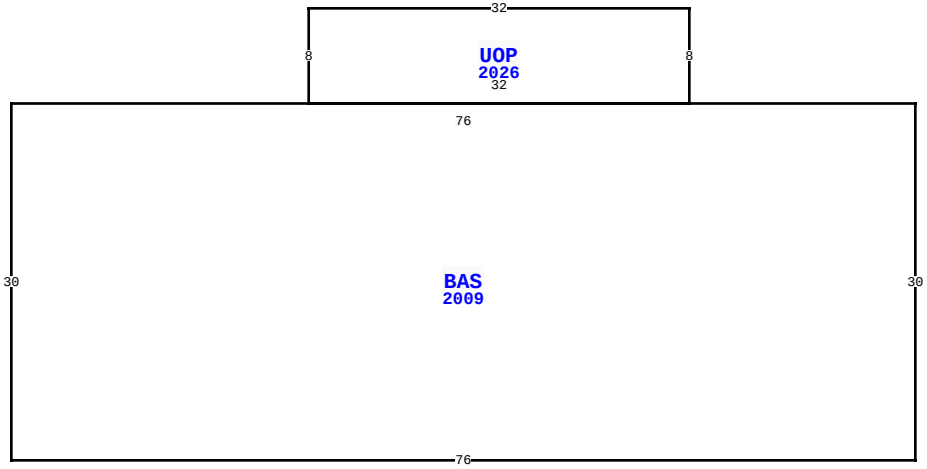
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	115,437
UOP	256	25	2026	64	3,240
TOTALS	2,536			2,344	118,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,344	117.2000	105.48	247,245	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2006 Heated Area: 2280 HX Base Yr 2006



54345 HAZEL JONES RD, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	24	346	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	118,678
TOTAL MARKET OB/XF VALUE	2,046
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	171,724
SOH/AGL Deduction	78,103
ASSESSED VALUE	93,621
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,210
TOTAL JUST VALUE	171,724
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006088	XFOB	17,542	08/01/2019
C095215	CO ISSUED	0	10/01/2009
P13922	OTHER	0	09/01/2009
M14744	MECH OTHER	0	08/01/2009
MH003125	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0389	12/04/2003	QC	Q	I	06	6,000
GRANTOR: FRAILEY SAM & LINDA W						
GRANTEE: WILLARD LINDA Y						
0935/0340	6/05/2000	QC	Q	V	01	8,300
GRANTOR: WILLARD LINDA &						
GRANTEE: FRAILEY SAM A & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2026;ORIG=-51,-8] E32 S8 W32 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,046

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