

BLOCK 1 LOT 27
IN OR 571 PG 242
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIN ALVIN C & KATHERINE L
54195 HAZEL JONES ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0270



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	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	1993	1,275	115,387
FGR	440	55	1993	242	21,901
FOP	21	30	1993	6	543
FST	120	55	1993	66	5,973
TOTALS	1,856			1,589	143,804

EXTRA FEATURES					
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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	1242	WD DECK A	0 100	17	12	204.00	SF	10.00	10.00	100	1989	1989	3	20	408	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,589	102.0000	107.10	170,182	1989	1994	0	0	0 15.50	84.50
1 SINGLE FAM		100% - 0		Heated Area: 1275				HX Base Yr 1990			

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		143,804	
TOTAL MARKET OB/XF VALUE		408	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		195,212	
SOH/AGL Deduction		87,752	
ASSESSED VALUE		107,460	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		56,049	
TOTAL JUST VALUE		195,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007912	REPAIR/RRF	10,014	12/01/2017
2945	H/AC	1,500	03/14/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0571/0242	5/30/1989	WD	Q	I		66,000	
GRANTOR: HARVELL ELLIS & IDA							
GRANTEE: GRIFFIN ALVIN & K L							
0532/0029	11/30/1987	WD	Q	V		13,500	
GRANTOR: HILGERS RAINER							
GRANTEE: HARVELL ELLIS & IDA							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FST=[YR=1993] W10 BAS=[YR=1993] W51 S29 E32 FOP=[YR=1993] S3 E7 FGR=[YR=1993] E22 N20 W22 S20\$ N3 W7\$ E7 N17 E12 N12\$ S12 E10 N12\$.															