BLOCK 1 LOT 34
SHEFFIELD VILLAGE PB 5/28 & 29

TOMLIN MARTHA V L/E/
54003 HAZEL JONES ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

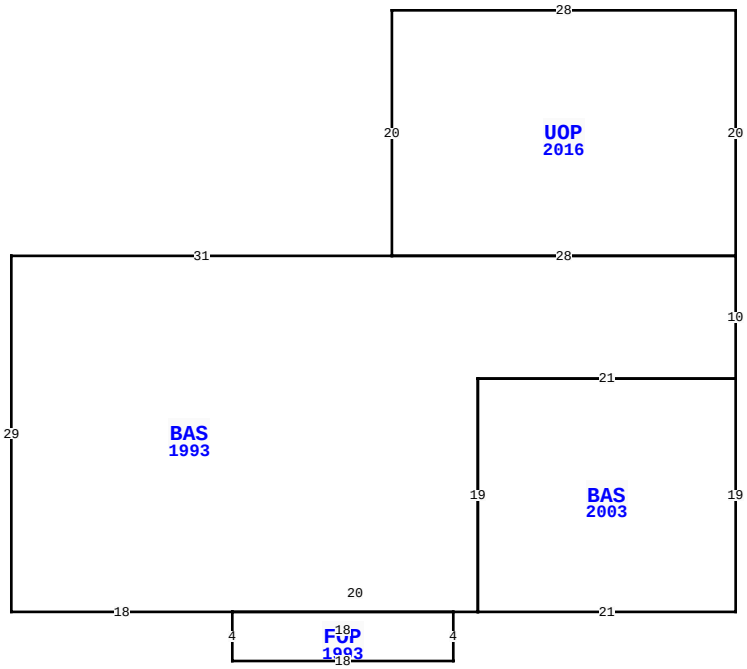
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,312	100	1993	1,312	136,686
BAS	399	100	2003	399	41,568
FOP	72	30	1993	22	2,292
UOP	560	20	2016	112	11,669
TOTALS	2,343			1,845	192,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,845	121.0000	127.05	234,407	1990	2001	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2006 Heated Area: 1711 HX Base Yr 2006



54003 HAZEL JONES RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,214
TOTAL MARKET OB/XF VALUE		3,716
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		246,930
SOH/AGL Deduction		121,924
ASSESSED VALUE		125,006
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		18,595
TOTAL JUST VALUE		246,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1012422	REPAIR/RRF	2,000	08/23/2010
6531	NEW CONSTR	47,652	06/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1644	4/21/2021	LE	U	I	11	100
GRANTOR: TOMLIN MARTHA V						
GRANTEE: JONES DONNA S						
1481/0777	2/27/2007	WD	U	I	07	100
GRANTOR: HENDERSON JOSEPH S &						
GRANTEE: TOMLIN JAMES C & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W28 S20 BAS=[YR=1993] W31 S29 E18 FOP=[YR=1993] S4 E18 N4 W18$ E20 BAS=[YR=2003] E21N19 W21 S19$ N19 E21 N10 W28$ E28 N20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1992	1992	3	20	780	
4	1242	WD DECK A	0	100	0	0	348.00	SF	10.00	10.00	100	2001	2001	3	20	696	

LAND DESCRIPTION

TOTAL OB/XF 3,716

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	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