BLOCK 1 LOT 35
IN OR 1692/1187
SHEFFIELD VILLAGE PB 5/28 & 29

ALTMAN MICHAEL D
54001 HAZEL JONES RD
CALLAHAN, FL 32011

**2026**

**37-1N-25-299S-0001-0350**

## BUILDING CHARACTERISTICS

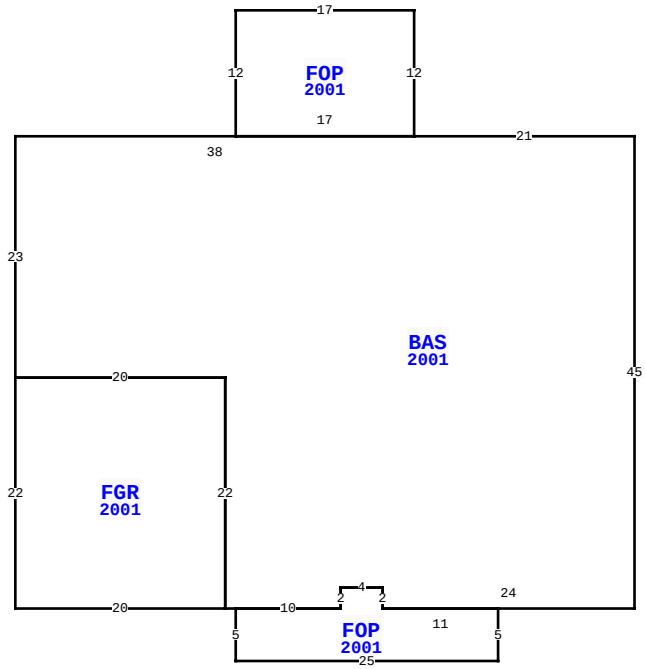
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | Quality Level 01 |
| 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 | 2,207 | 100 | 2001 | 2,207 | 243,187 |
| FGR | 440 | 55 | 2001 | 242 | 26,666 |
| FOP | 133 | 30 | 2001 | 40 | 4,408 |
| FOP | 204 | 30 | 2001 | 61 | 6,722 |
| TOTALS | 2,984 | | | 2,550 | 280,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,550 | 92.4480 | 128.50 | 327,675 | 2001 | 2006 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM 100% - 2002 Heated Area: 2207 HX Base Yr 2002




54001 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 | | 280,981 |
| TOTAL MARKET OB/XF VALUE | | 18,227 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 350,208 |
| SOH/AGL Deduction | | 180,372 |
| ASSESSED VALUE | | 169,836 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 118,425 |
| TOTAL JUST VALUE | | 350,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,606 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530318 | GARAGE | 31,633 | 04/01/2015 |
| M014882 | H/AC | 0 | 02/01/2001 |
| B007779 | NEW CONSTR | 98,054 | 11/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1692/1187 | 6/03/2010 | QC | U | I | 11 | 100 |
| GRANTOR: ALTMAN TINA L | | | | | | |
| GRANTEE: ALTMAN MICHAEL D | | | | | | |
| 1401/1879 | 4/06/2006 | QC | U | I | 07 | 100 |
| GRANTOR: TOMLIN JAMES C & MART | | | | | | |
| GRANTEE: ALTMAN MICHAEL D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W21 FOP=[YR=2001] N12 W17 S12 E17 $ W38 S23
FGR=[YR=2001] S22 E20 N22 W20 $ E20 S22 E1 FOP=[YR=2001] S5
E25 N5 W11 N2 W4 S2 W10 $ E10 N2 E4 S2 E24 N45 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 83 | 2,905 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 520.00 | SF | 35.00 | 35.00 | 100 | 2015 | 2015 | 3 | 71 | 12,922 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 0 | 0 | 400.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 60 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,227

| 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