BLOCK 6 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

TILLMAN JOSEPH A & NATASHA
54368 HAZEL JONES RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

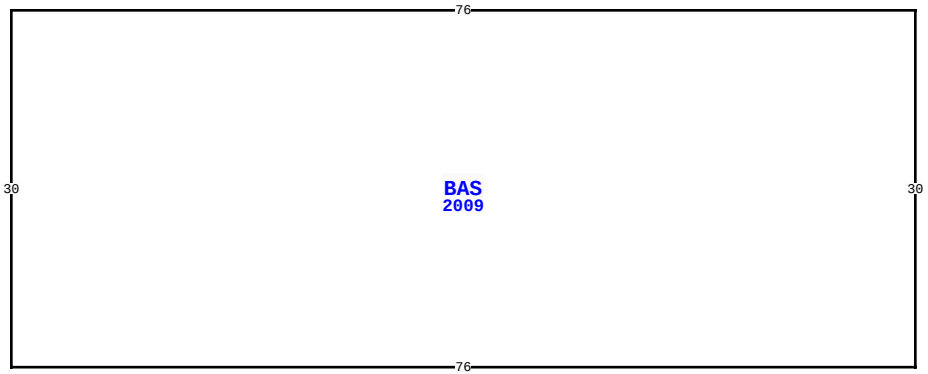
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	175,104
TOTALS	2,280			2,280	175,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	142.2200	128.00	291,840	2009	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2022 Heated Area: 2280 HX Base Yr 2022



54368 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		175,104
TOTAL MARKET OB/XF VALUE		579
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		226,683
SOH/AGL Deduction		52,111
ASSESSED VALUE		174,572
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,161
TOTAL JUST VALUE		226,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5204	CO ISSUED	0	08/10/2009
MH5204	MH MOVE-ON	0	07/01/2009
M14688	MECH OTHER	0	07/01/2009
P13848	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/1526	3/26/2021	WD	U	I	11	100
GRANTOR: BLUELINE FLORIDA LLC						
GRANTEE: TILLMAN JOSEPH A &						
2425/1726	12/23/2020	SW	U	I	18	136,000
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: BLUELINE FLORIDA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

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	1243	WD DECK F	0	100	8	12	96.00	SF	8.00	8.00	100	1984	1984	3	20	154	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	5.90	5.90	100	1996	1996	3	20	425	

LAND DESCRIPTION

TOTAL OB/XF 579

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