

**THRIFT WESLEY & AMANDA**  
54260 HAZEL JONES ROAD  
CALLAHAN, FL 32011

**37-1N-25-299S-0006-0070**

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

12

CEDAR 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

BUD8 Adjustme

06

DIST 1D 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

1,350

100

1993

1,350

128,754

BAS

480

100

2003

480

45,780

FST

120

55

1993

66

6,295

TOTALS

1,950

1,896

180,828

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,896

108.7800

114.22

216,561

1987

1992

0

0

0

16.50

83.50

1 SINGLE FAM

100% - 2018

Heated Area: 1830

HX Base Yr 2018

20

45

20

45

24

30

24

30

20

45

20

45

FST

1993

BAS

2003

BAS

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

180,828

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

51,000

TOTAL MARKET VALUE

231,828

SOH/AGL Deduction

83,549

ASSESSED VALUE

148,279

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

96,868

TOTAL JUST VALUE

231,828

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

225,426

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2042/1315

4/25/2016

WD Q

I

01

160,000

GRANTOR:MCCANN JAMES E & GERI

GRANTEE:THRIFT WESLEY & AMA

1137/0177

5/13/2003

WD Q

I

01

90,000

GRANTOR:MCCANN JAMES RUSSELL

GRANTEE:MCCANN JAMES E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 FST=[YR=1993] W20 S6 BAS=[YR=2003] S24 E20 N24 W20\$ E20 N6\$ S30 E45 N30\$.

EXTRA FEATURES

54260 HAZEL JONES RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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