BLOCK 6 LOT 12
IN OR 1246/146
SHEFFIELD VILLAGE PB 5/28 & 29

TURNER RHONDA L
54116 HAZEL JONES RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0006-0120

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

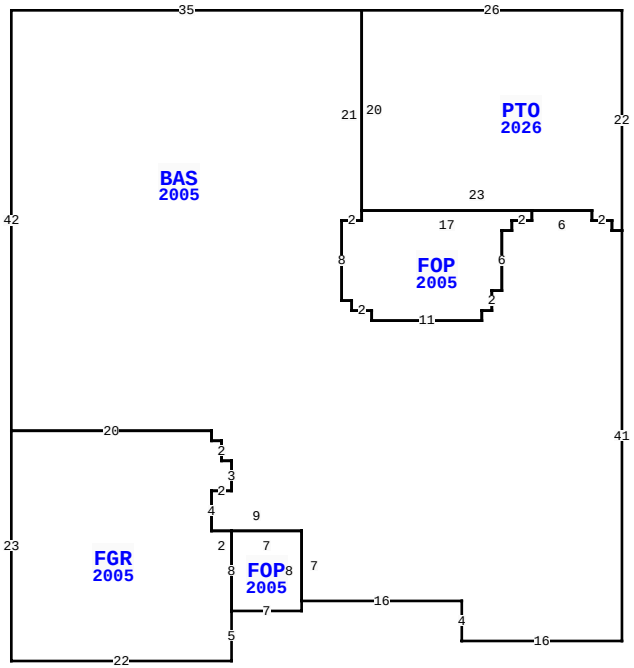
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100	2005	2,558	265,569
FGR	494	55	2005	272	28,239
FOP	56	30	2005	17	1,765
FOP	170	30	2005	51	5,295
PTO	524	5	2026	26	2,700
TOTALS	3,802			2,924	303,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	116.3250	122.14	357,137	2005	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2006 Heated Area: 2558 HX Base Yr 2006



54116 HAZEL JONES RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,566
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		357,611
SOH/AGL Deduction		170,038
ASSESSED VALUE		187,573
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		131,162
TOTAL JUST VALUE		357,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09821	OTHER	0	08/01/2005
M09458	MECH OTHER	0	03/01/2005
P08910	OTHER	0	02/01/2005
R6801	REPAIR/RRF	5,000	10/29/2004
B13933	NEW CONSTR	178,804	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0146	7/15/2004	WD	U	V		25,000
GRANTOR: DUERR PETER DR						
GRANTEE: TURNER RHONDA L & J						
0363/0132	6/01/1982	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	2005	2005	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W1 N1 W2 N1 W6 S1 W2 S1 W1 S6 W1 S2 W1 S1 W11 N1 W2 N1 W1 N8 E2 N21 W35 S42 E20 S1 E1 S2 E1 S3 W2 S4 E9 S7 E16 S4 E16 N41 $
FGR=[YR=2005;ORIG=-61,20] S23 E22 N5 N8 W2 N4 E2 N3 W1 N2 W1 N1 W20 $
FOP=[YR=2005;ORIG=-9,-2] W17 S1 W2 S8 E1 S1 E2 S1 E11 N1 E1 N2 E1 N6 E1 N1 E2 N1 $
FOP=[YR=2005;ORIG=-39,38] E7 N8 W7 S8 $
PTO=[YR=2026;ORIG=-26,-22] S20 E23 S1 E2 S1 E1 N22 W26 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,045

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