BLOCK 1 LOT 4 R787724
IN OR 510 PG 830
SHEFFIELD VILLAGE PB 5/28 & 29

WALKER DELORIS A
P O BOX 26225
JACKSONVILLE, FL 32218-6225

2023

37-1N-25-299S-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

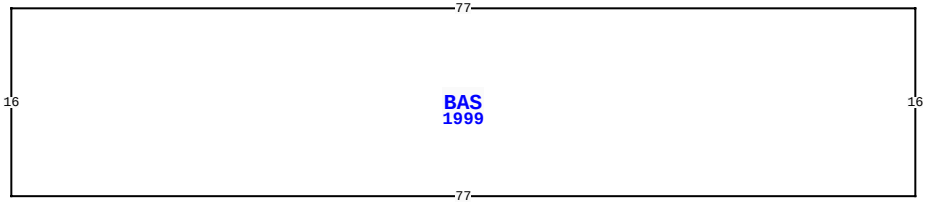
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	53,323
TOTALS	1,232		1,232	53,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	134.4200	94.09	115,919	1999	1999	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 1985 Heated Area: 1232 HX Base Yr 1985



54915 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,323
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		98,451
SOH/AGL Deduction		45,542
ASSESSED VALUE		52,909
TOTAL EXEMPTION VALUE	HX HB	27,909
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	43,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0510/0830	2/16/1987	WD	Q	V		9,300

GRANTOR: CLAIRE HOWARD INC
GRANTEE: WALKER C D & DELORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W77 S16 E77 N16 $.

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
3	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	000140	C	SFR GOLF A	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/21/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS