BLOCK 1 LOT 5
SHEFFIELD VILLAGE PB 5/28 & 29

GRIFFIN CHERREE/CARSWELL CHER
54895 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0050

BUILDING CHARACTERISTICS

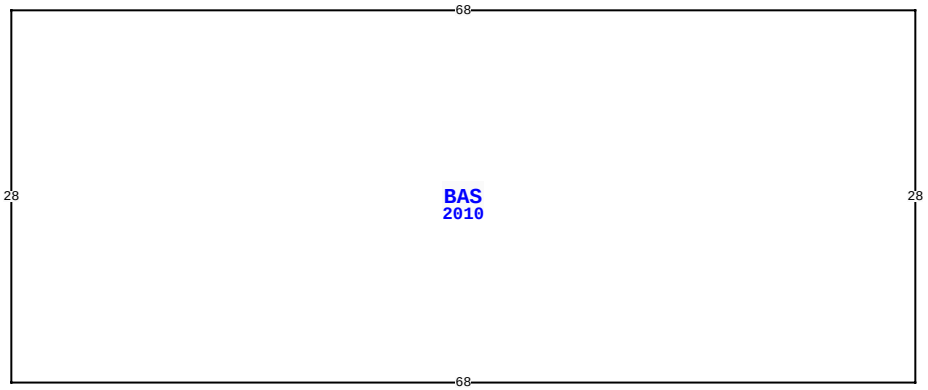
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,904	100	1,904	27,722
TOTALS	1,904		1,904	27,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,904	112.0000	72.80	138,611	1980	1980	0	0	10	70.00	20.00

3 M/H 93- – 0% - 2023 Heated Area: 1904 HX Base Yr



54895 DORNBUSH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,722
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	65,972
SOH/AGL Deduction	0
ASSESSED VALUE	65,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,972
TOTAL JUST VALUE	65,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5233	CO ISSUED	0	11/01/2009
MHU5233	MH MOVE-ON	0	11/01/2009
M14928	H/AC	0	11/01/2009
P14024	OTHER	0	11/01/2009
B0922914	DEMOLITION	2,400	10/01/2009
MH971759	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0275	11/01/2022	QC	U	I	11	100
GRANTOR: ANDERSON PATRICIA ANN						
GRANTEE: CARSWELL CHER & CHE						
2611/0271	11/01/2022	QC	U	I	11	100
GRANTOR: ANDERSON PATRICIA ANN						
GRANTEE: CARSWELL CHER & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W68 S28 E68 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 09/26/2022 BY KW Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/02/2023 BY SYS