BLOCK 1 LOTS 9 & 10
IN OR 720/899 & OR 721/69
SHEFFIELD VILLAGE PB 5/28-29

MCLAIN GARY L
54763 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

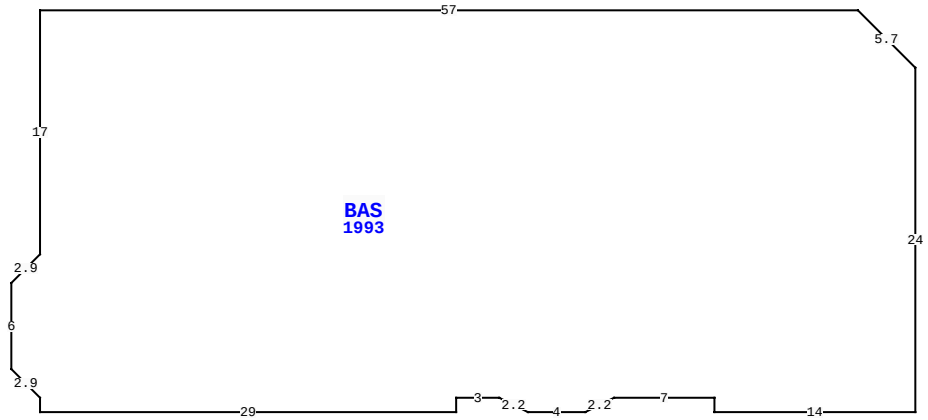
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,704	100	1,704	40,937
TOTALS	1,704		1,704	40,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,704	123.2000	80.08	136,456	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1704 HX Base Yr



54763 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		40,937
TOTAL MARKET OB/XF VALUE		3,862
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		134,799
SOH/AGL Deduction		0
ASSESSED VALUE		134,799
TOTAL EXEMPTION VALUE	14	134,799
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		134,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7268	MH MOVE-ON	54,500	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0721/0069	12/30/1994	QC	U	I	07	100
GRANTOR: MCLAIN MARY A						
GRANTEE: MCLAIN GARY L						
0720/0899	12/20/1994	QC	U	I	06	27,000
GRANTOR: MCLAIN GARY L & MARY						
GRANTEE: MCLAIN GARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N24 U4 L4 W57 S17 D2 L2 S6 R2 D2 S1 E29 N1 E3 R2 D1 E4 U1 R2 E7 S1 E14 $.

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1985	1985	3	20	1,792	
2	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	1985	1985	3	20	333	
5	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
6	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2006	2006	3	72	645	
7	0351	CARPORT MT	0	100	16	13	208.00	SF	7.50	7.50	100	1985	1985	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 3,862

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS