

BLOCK 1 LOT 13
OR 526 PG 252
SHEFFIELD VILLAGE PB 5/28 & 29

HOLTON GREGORY QUIP & DONNA C
54687 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0130



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 100
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
------------------	---------

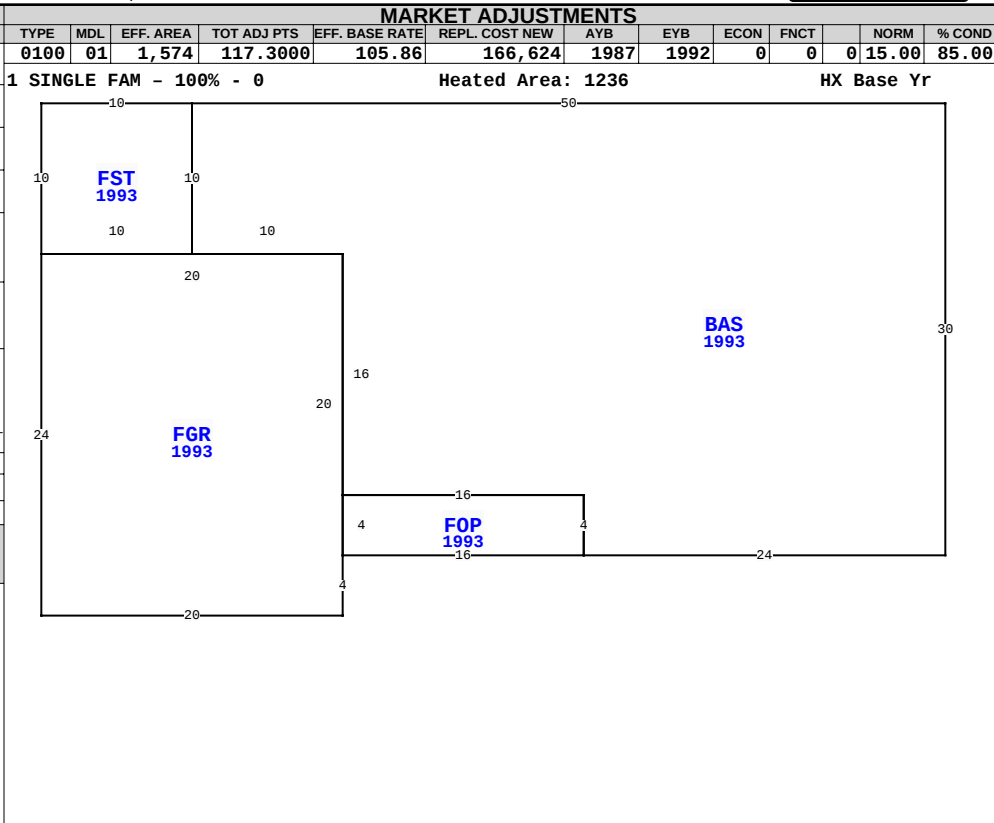
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	111,217
FGR	480	55	264	23,755
FOP	64	30	19	1,709
FST	100	55	55	4,949

TOTALS	1,880		1,574	141,630
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
4	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	03/29/2018	BY	KBX
-------------	------------	----	-----



54687 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1987	1987	3	54.5	2,572	
100	1987	1987	3	54.5	106	
100	1990	1990	3	20	832	
100	1998	1998	3	20	624	

TOTAL OB/XF									
4,134									

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0
-------------------	--------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		141,630	
TOTAL MARKET OB/XF VALUE		4,134	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		190,764	
SOH/AGL Deduction		86,284	
ASSESSED VALUE		104,480	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		54,480	
TOTAL JUST VALUE		190,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3929	N/A	31,460	03/09/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0526/0252	9/09/1987	WD	Q	I		42,500	
GRANTOR: SCAFF AUDREY JR & B							
GRANTEE: HOLTON GREGORY & D							
0510/1064	2/17/1987	WD	Q	V		11,500	
GRANTOR: CLAIRE HOWARD INC							
GRANTEE: SCAFF AUDREY JR & B							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=1993] W50 FST=[YR=1993] W10 S10 FGR=[YR=1993] S24 E20 N4 FOP=[YR=1993] E16 N4 W16 S4\$ N20 W20\$ E10 N10\$ S10 E10 S16 E16 S4 E24 N30\$.							