BLOCK 1 LOT 17
SHEFFIELD VILLAGE PB 5/28 & 29

JOACHIM CHANCE G & SIERRA
54605 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

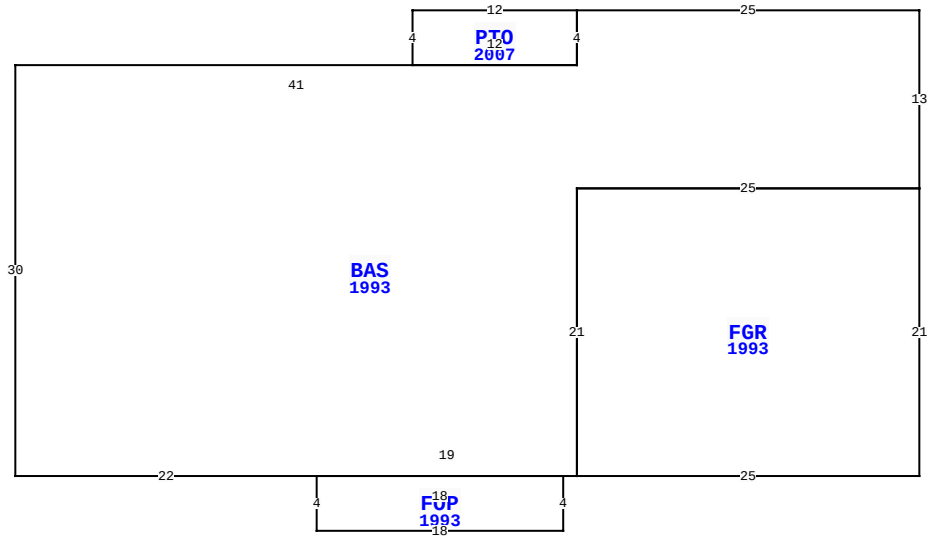
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	169,333
FGR	525	55	289	31,471
FOP	72	30	22	2,395
PTO	48	5	2	218
TOTALS	2,200		1,868	203,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	127.3510	114.93	214,689	1991	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 0% - 0 Heated Area: 1555 HX Base Yr



54605 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	203,418
TOTAL MARKET OB/XF VALUE	3,809
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	252,227
SOH/AGL Deduction	12,922
ASSESSED VALUE	239,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,305
TOTAL JUST VALUE	252,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313657	REPAIR/RRF	10,000	10/01/2013
6835	NEW CONSTR	56,380	11/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/0678	12/13/2021	WD	Q	I	01	320,000
GRANTOR: LAWSON JOHNNY E JR &						
GRANTEE: JOACHIM CHANCE GREG						
2204/0804	6/19/2018	WD	Q	I	01	200,000
GRANTOR: GAITHER DONNA F						
GRANTEE: LAWSON JOHNNY E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=2007] W12 S4 E12 N4$ S4 W41 S30 E22 FOP=[YR=1993] S4 E18 N4 W18$ E19 FGR=[YR=1993] E25 N21 W25 S21$ N21 E25 N13$.

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	0812	CONCRETE C	0	0	93	16	1,488.00	SF	4.00	4.00	100	1991	1991	3	64	3,809	

LAND DESCRIPTION

TOTAL OB/XF 3,809

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS