

BLOCK 1 LOT 18
IN OR 1559/1217
SHEFFIELD VILLAGE PB 5/28 & 29

REAM CHAD/BISHOP AMANDA
54591 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

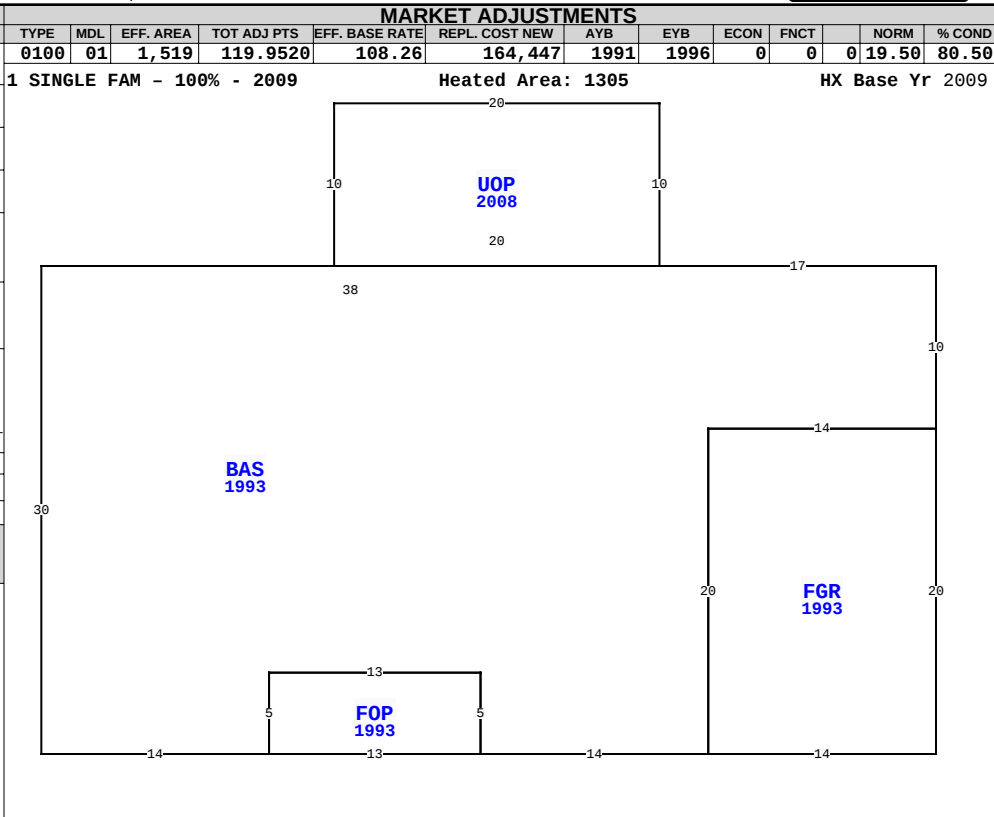
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1,305	113,730
FGR	280	55	154	13,421
FOP	65	30	20	1,743
UOP	200	20	40	3,486

TOTALS	1,850		1,519	132,380
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	11	11	121.00	SF	30.00	30.00	
3	0820	WOOD WALK	0	100	8	4	32.00	SF	11.75	11.75	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0681	POLE SHED	0	100	0	0	100.00	SF	15.00	15.00	

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



54591 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	100	1991	1991	3	64	3,205	
2	0940	SHEDS/PORT	0	100	11	11	121.00	SF	30.00	30.00	100	1991	1991	3	20	726	
3	0820	WOOD WALK	0	100	8	4	32.00	SF	11.75	11.75	100	2005	2005	3	40	150	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0681	POLE SHED	0	100	0	0	100.00	SF	15.00	15.00	100	2009	2009	3	60	900	

TOTAL OB/XF											
7,501											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										132,380	
TOTAL MARKET OB/XF VALUE										7,501	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										184,881	
SOH/AGL Deduction										76,116	
ASSESSED VALUE										108,765	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										58,765	
TOTAL JUST VALUE										184,881	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										159,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7471	NEW CONSTR	55,228	08/21/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1559/1217	4/04/2008	WD	Q	I		170,000			
GRANTOR: STEEN MYRTLE L									
GRANTEE: REAM CHAD & AMANDA									
1154/0268	7/16/2003	WD	Q	I		128,000			
GRANTOR: MCINTOSH HAROLD L SR									
GRANTEE: STEEN MYRTLE L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 UOP=[YR=2008] N10 W20 S10 E20\$ W38 S30 E14 FOP=[YR=1993] E13 N5W13 S5\$ N5 E13 S5 E14 FGR=[YR=1993] E14 N20 W14 S20\$ N20 E14 N10\$.											