

BLOCK 3 LOT 2
IN OR 2531/720
SHEFFIELD VILLAGE PB 5/28 & 29

DAVIS ANDREW & HEATHER
54768 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05		
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	2,379	100	2,379	174,143
DCK	120	10	12	878
DCK	365	10	36	2,635
FOP	205	30	62	4,539
FUS	915	100	915	66,978

TOTALS	3,984	3,404	249,173
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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	0510	GARAGE WD-	0	0	25	25	625.00	SF	35.00	35.00	
2	0681	POLE SHED	0	0	25	6	150.00	SF	15.00	15.00	
3	0681	POLE SHED	0	0	31	6	186.00	SF	15.00	15.00	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
5	0812	CONCRETE C	0	0	0	0	2,137.00	SF	3.40	3.40	
6	1242	WD DECK A	0	0	0	0	668.00	SF	9.00	9.00	
7	0350	CARPORT WD	0	0	36	24	864.00	SF	11.05	11.05	
8	0751	UOP	0	0	10	10	100.00	SF	8.50	8.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0110	11	3,404	138.6330	76.25	259,555	1984	2013	0	0	4.00	96.00
1 MH/SFR - 0% - 2023											
Heated Area: 3294											
HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
54768 DORNBUSH RD, CALLAHAN			

TOTAL OB/XF											
15,171											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
249,173											
TOTAL MARKET OB/XF VALUE											
15,171											
TOTAL LAND VALUE - MARKET											
45,000											
TOTAL MARKET VALUE											
309,344											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
309,344											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
309,344											
TOTAL JUST VALUE											
309,344											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
248,184											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304732	MODULAR ROOF	18,000	04/12/2023
17004629	REPAIR/RRF	13,000	07/01/2017
4095	H/AC	3,000	02/12/1992
3877	H/AC	2,500	07/26/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2531/0720	1/11/2022	WD	Q	I	01	415,000	
GRANTOR: GARRIDO YANSEL & YADI							
GRANTEE: DAVIS ANDREW & HEAT							
2190/0821	4/11/2018	WD	Q	I	01	230,000	
GRANTOR: HAMBY PHYLLIS & JERRY							
GRANTEE: GARRIDO YANSEL & YA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 N3 W8S3W3DCK=[YR=1993] W27 N5 W23 S10 E50 N5SS5W52 S34 E25 S1FOP=[YR=1993] S5 E41 N5 W41\$ E41 N40\$ PTR=E20 FUS=[YR=1993] E26 N20 DCK=[YR=1993] N8 E15 S8 W15\$ E15 S35 W41 N15\$ W20\$.											