BLOCK 4 LOT 1
IN OR 1072/1996
SHEFFIELD VILLAGE PB 5/28 & 29

BOSETTI JOYCE
54694 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0010

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

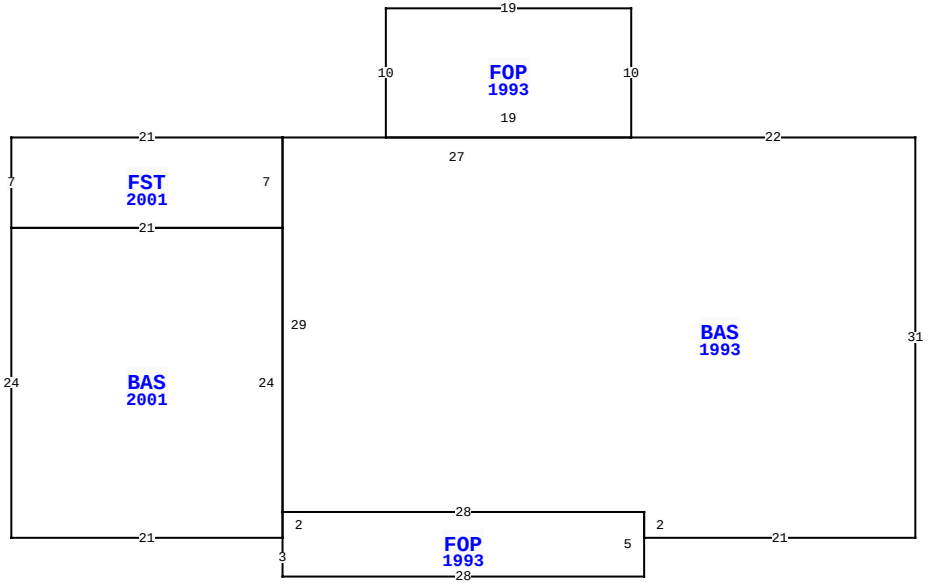
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	122,687
BAS	504	100	504	42,265
FOP	140	30	42	3,522
FOP	190	30	57	4,780
FST	147	55	81	6,792
TOTALS	2,444		2,147	180,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	122.5000	110.56	237,372	1988	1989	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 2003 Heated Area: 1967 HX Base Yr 2003



54694 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,047
TOTAL MARKET OB/XF VALUE		5,172
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		230,219
SOH/AGL Deduction		109,637
ASSESSED VALUE		120,582
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		20,582
TOTAL JUST VALUE		230,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2580	H/AC	1,500	05/27/1988
2876	NEW CONSTR	1,500	05/27/1988
4573	N/A	51,980	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/1996	8/06/2002	WD	U	I	05	105,000
GRANTOR: TEXAS COMMERCE BANK N						
GRANTEE: BOSETTI JOYCE						
1051/0431	4/23/2002	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: TEXAS COMMERCE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N10 W19 S10 E19 $ W27
FST=[YR=2001] W21 S7 BAS=[YR=2001] S24 E21 FOP=[YR=1993]
S3 E28 N5 W28 S2 $ N24 W21 $ E21 N7 $ S29 E28 S2 E21 N31$.

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	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	1988	1988	3	57	722	
2	0811	CONCRETE B	0	100	16	66	1,056.00	SF	5.20	5.20	100	1988	1988	3	57	3,130	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 5,172

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/07/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS