

BLOCK 4 LOT 2
IN OR 2407/374
SHEFFIELD VILLAGE PB 5/28 & 29

WEST CODY & KRISTEN
54668 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0020



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	13	LVT/LAMMT 80
Interior Floo	03	CONC FINSH 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

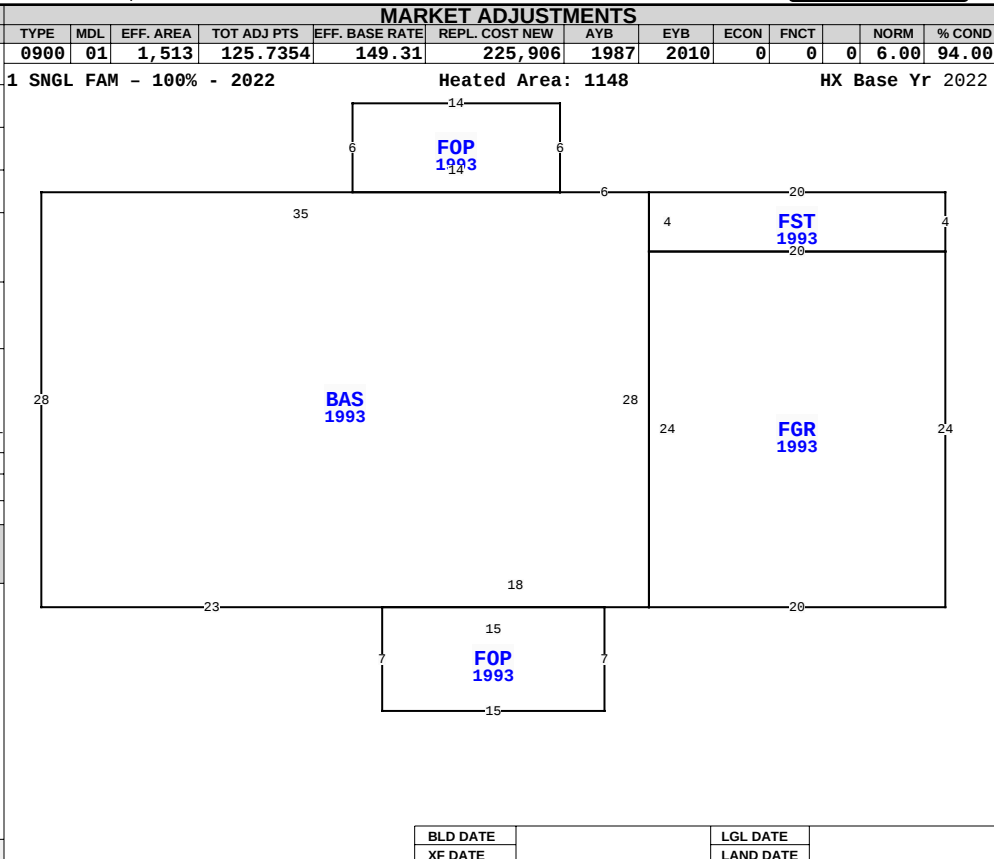
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	161,124
FGR	480	55	264	37,053
FOP	84	30	25	3,509
FOP	105	30	32	4,491
FST	80	55	44	6,176

TOTALS	1,897		1,513	212,352
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	26	13	338.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	62	10	620.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	2000
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	18.30	18.30	100	1995
5	1242	WD DECK A	0 100	0	0	942.00	SF	10.00	10.00	100	2000
6	0350	CARPORT WD	0 100	30	11	330.00	SF	13.00	13.00	100	1995

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	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 02/01/2021 BY KBA



TOTAL OB/XF											
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Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										212,352	
TOTAL MARKET OB/XF VALUE										6,819	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										264,171	
SOH/AGL Deduction										46,846	
ASSESSED VALUE										217,325	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										167,325	
TOTAL JUST VALUE										264,171	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										210,995	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3911	N/A	32,592	02/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2407/0374	11/06/2020	WD	Q	I	01	230,000	
GRANTOR: CARD KAREN LYNN							
GRANTEE: WEST CODY & KRISTEN							
1412/1137	5/17/2006	QC	U	I	01	35,200	
GRANTOR: CARD CLARENCE JACOB							
GRANTEE: CARD KAREN LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W20 BAS=[YR=1993] W6 FOP=[YR=1993] N6 W14 S6 E14\$ W35 S28 E23 FOP=[YR=1993] S7 E15 N7 W15\$ E18 FGR=[YR=1993] E20 N24 W20 S24\$ N28\$ S4 E20 N4\$.											

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