BLOCK 4 LOT 5
SHEFFIELD VILLAGE PB 5/28 & 29
R278355

STATEN TRACY L
54546 DORNBUSH RD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299S-0004-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

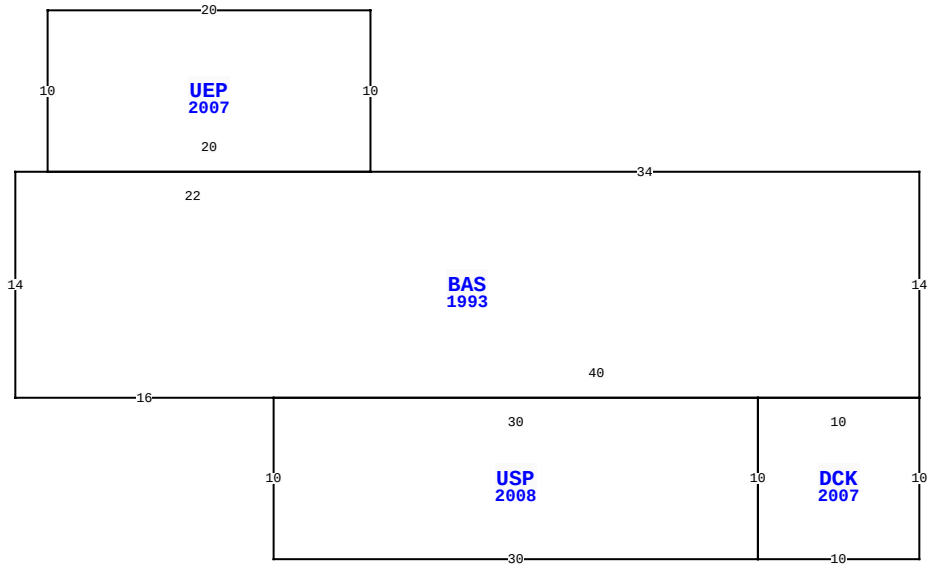
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 17,459 |
| DCK | 100 | 15 | 15 | 334 |
| UEP | 200 | 70 | 140 | 3,118 |
| USP | 300 | 50 | 150 | 3,341 |
| TOTALS | 1,384 | | 1,089 | 24,251 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,089 | 114.2000 | 74.23 | 80,836 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr




54546 DORNBUSH RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 06/09/2008 JW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 24,251 |
| TOTAL MARKET OB/XF VALUE | 643 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 69,894 |
| SOH/AGL Deduction | 19,604 |
| ASSESSED VALUE | 50,290 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 50,290 |
| TOTAL JUST VALUE | 69,894 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2314/0564 | 10/10/2019 | QC | U | I | 11 | 100 |
| GRANTOR: ROGERS JACK T JR & SA | | | | | | |
| GRANTEE: STATEN TRACY L | | | | | | |
| 2266/0078 | 4/01/2019 | FJ | U | I | 11 | 0 |
| GRANTOR: ROGERS LINDA FAY EST | | | | | | |
| GRANTEE: STATEN TRACY LYNN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W34 UEP=[YR=2007] N10 W20 S10 E20$ W22 S14 E16 USP=[YR=2008] S10 E30 DCK=[YR=2007] E10 N10 W10 S10$ N10 W30$ E40 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 16 | 160.00 | SF | 20.10 | 20.10 | 100 | 1998 | 1998 | 3 | 20 | 643 | |

## LAND DESCRIPTION

TOTAL OB/XF 643

| 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 | 000102 | C | SFR/MH | 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 02/16/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS