BLOCK 4 LOT 12
IN OR 1549/1837
SHEFFIELD VILLAGE PB 5/28 & 29

MESSER JERRY L/AIELLO LINDA G
54346 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

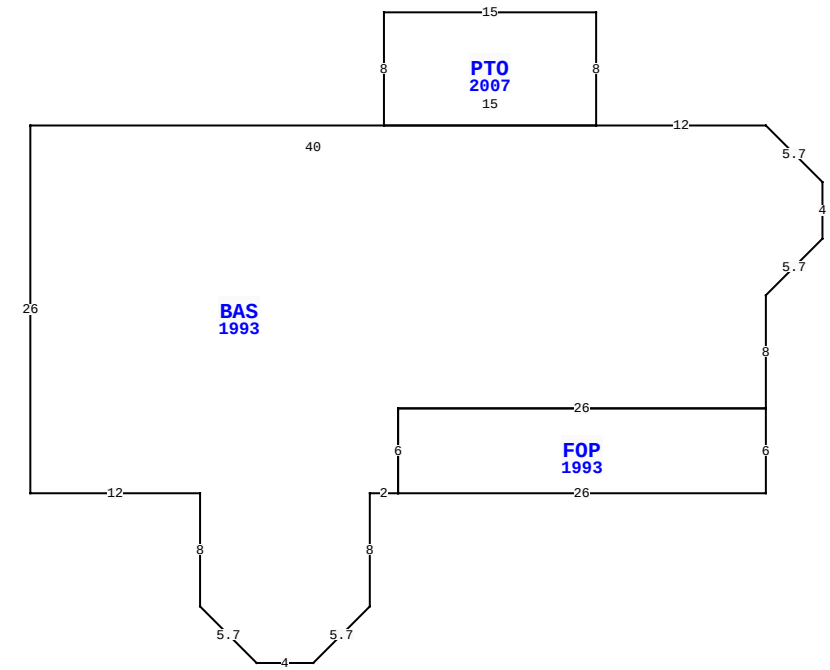
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	133,113
FOP	156	30	47	4,614
PTO	120	5	6	589
TOTALS	1,632		1,409	138,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,409	121.8672	109.99	154,976	1986	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2009 Heated Area: 1356 HX Base Yr 2009



54346 DORNBUSH RD, CALLAHAN

BLD DATE	06/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,316
TOTAL MARKET OB/XF VALUE		12,597
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		195,913
SOH/AGL Deduction		77,107
ASSESSED VALUE		118,806
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,806
TOTAL JUST VALUE		195,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,528

GR/UT AND PL SHED ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306920	ROOF	21,650	05/26/2023
B951625	GARAGE	13,056	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1837	2/07/2008	WD	Q	I		210,000
GRANTOR: PHILLIPS LILLIOT						
GRANTEE: MESSER JERRY L & LI						
0552/1172	9/21/1988	QC	U	I	06	15,600
GRANTOR: PHILLIPS PATRICIA A						
GRANTEE: PHILLIPS LILLIOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=2007] N8 W15 S8 E15$ W40 S26 E12 S8 R4 D4 E4 U4 R4 N8 E2 FOP=[YR=1993] E26 N6 W26 S6$ N6 E26 N8 U4 R4 N4 L4 U4 $.

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	0	0	200.00	SF	6.50	6.50	100	1986	1986	3	52	676	
2	0810	CONCRETE A	0	100	12	18	216.00	SF	6.50	6.50	100	1986	1986	3	52	730	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1987	1987	3	20	720	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
6	0681	POLE SHED	0	100	14	32	352.00	SF	15.00	15.00	100	1995	1995	3	24	1,267	
7	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1996	1996	3	25	6,720	
8	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2010	2010	3	81	1,244	

LAND DESCRIPTION

TOTAL OB/XF 12,597

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	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