BLOCK 4 LOT 19
IN OR 852/1273
R673570 & R673571

BROWN TAMI D & BRIAN A
54112 DORNBUSH ROAD
CALLAHAN, FL 32011-4957

2023

37-1N-25-299S-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	06	Quality Level 06

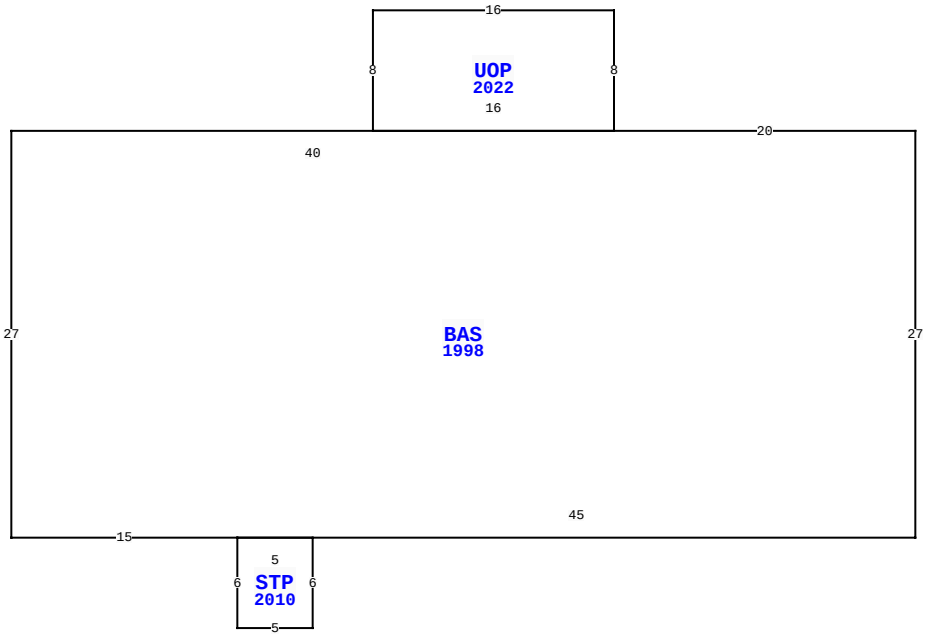
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	59,025
STP	30	10	3	109
UOP	128	25	32	1,166
TOTALS	1,778		1,655	60,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,655	160.1600	104.10	172,286	1988	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



54112 DORNBUSH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,300
TOTAL MARKET OB/XF VALUE		421
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		105,721
SOH/AGL Deduction		63,215
ASSESSED VALUE		42,506
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,506
TOTAL JUST VALUE		105,721
NCON VALUE		1,166
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0852/1273	10/16/1998	QC	U	V	01	100
GRANTOR: HYSER MONTANA R & FRE						
GRANTEE: BROWN TAMI & BRIAN						
0420/0752	5/01/1984	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 UOP=[YR=2022] N8 W16 S8 E16$ W40 S27 E15
STP=[YR=2010] S6E5 N6 W5$ E45 N27$.

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	15	2	30.00	SF	3.25	3.25	100	1998	1998	3	77	75	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2005	2005	3	27	346	

LAND DESCRIPTION

TOTAL OB/XF 421

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	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS