BLOCK 4 LOT 21
SHEFFIELD VILLAGE PB 5/28 & 29

OHRT NICHOLAS
54052 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0210

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 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

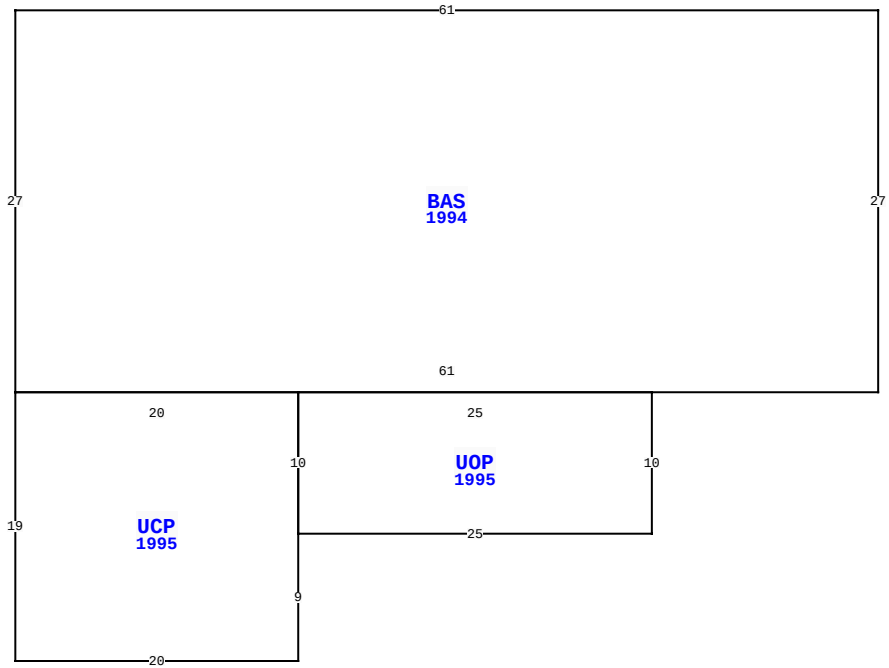
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	83,327
UCP	380	20	76	3,845
UOP	250	25	62	3,137
TOTALS	2,277		1,785	90,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,785	134.2000	87.23	155,706	1988	2005	0	0	0	42.00	58.00

1 M/H 93- – 0% - 2023 Heated Area: 1647 HX Base Yr



54052 DORNBUSH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	90,309
TOTAL MARKET OB/XF VALUE	4,148
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	139,457
SOH/AGL Deduction	0
ASSESSED VALUE	139,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,457
TOTAL JUST VALUE	139,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951876	ADDITION	8,126	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0646	2/23/2022	WD	Q	I	01	220,000
GRANTOR: HUTCHINSON KIMBAL & S						
GRANTEE: OHRT NICHOLAS						
1784/0727	3/20/2012	WD	Q	I	01	40,000
GRANTOR: BULLOCK THOMAS R & GA						
GRANTEE: HUTCHINSON KIMBAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W61 S27UCP=[YR=1995] S19E20 N9 UOP=[YR=1995] E25 N10 W25 S10$ N10 W20$ E61 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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	19.50	19.50	100	1993	1993	3	20	780	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
3	0810	CONCRETE A	0	0	0	0	450.00	SF	6.50	6.50	100	1994	1994	3	70	2,048	

LAND DESCRIPTION

TOTAL OB/XF 4,148

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 03/29/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS