

BLOCK 8 LOT 1
IN OR 1460/1349
SHEFFIELD VILLAGE PB 5/28 & 29

WARE TERRY L/WARE-MENDEZ KRISTOPHER A
54231 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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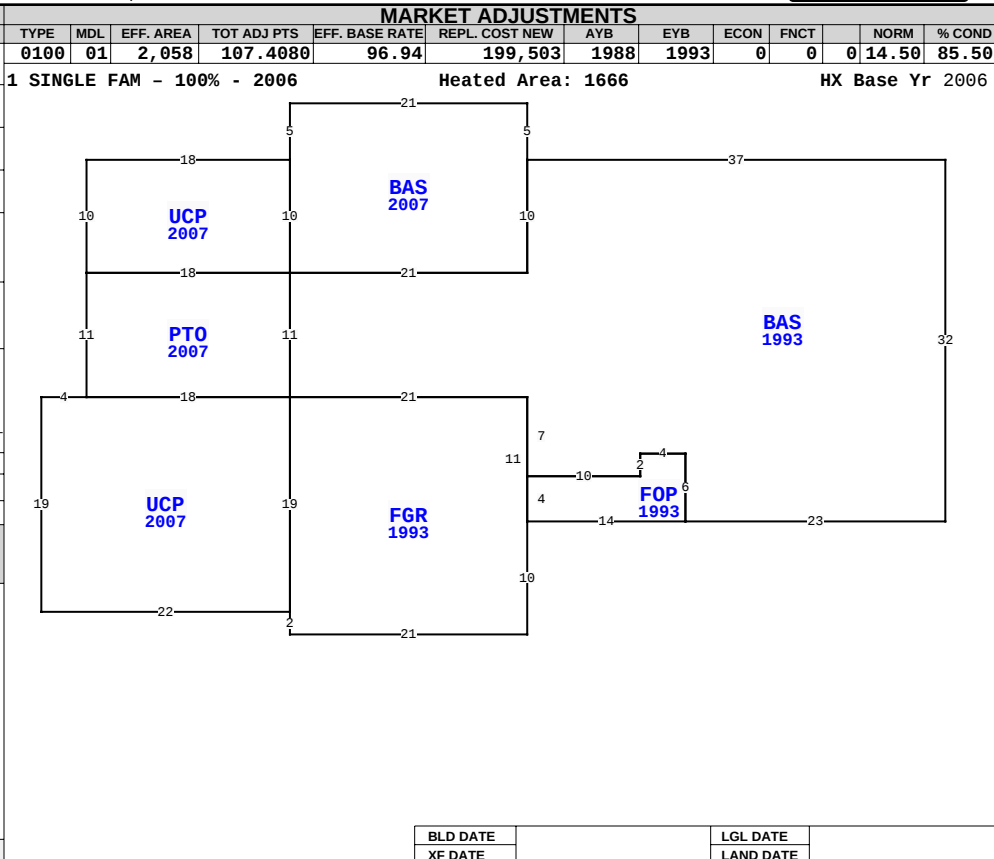
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,351	100	1,351	111,976
BAS	315	100	315	26,108
FGR	441	55	243	20,140
FOP	64	30	19	1,575
PTO	198	5	10	828
UCP	180	20	36	2,984
UCP	418	20	84	6,962

TOTALS	2,967		2,058	170,575
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	46	4	184.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0812	CONCRETE C	0	100	0	0	1,130.00	SF	2.60	2.60	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



54231 DORNBUSH RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		170,575	
TOTAL MARKET OB/XF VALUE		8,723	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		224,298	
SOH/AGL Deduction		94,337	
ASSESSED VALUE		129,961	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		29,961	
TOTAL JUST VALUE		224,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	CARPORT	2,200	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1460/1349	11/21/2006	WD	U	I	01
GRANTOR: WARE TERRY L &					100
GRANTEE: WARE TERRY L ETAL					
1289/0948	1/20/2005	WD	Q	I	
GRANTOR: PERRY EDWARD A & KATH					135,000
GRANTEE: WARE TERRY L & ANGE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W37 BAS=[YR=2007] N5 W21 S5 UCP=[YR=2007] W18 S10 PTO=[YR=2007] S11 UCP=[YR=2007] W4 S19 E22 FGR=[YR=1993] S2 E21 N10 FOP=[YR=1993] E14 N6 W4 S2 W10 S4\$ N11 W21 S19\$ N19 W18\$ E18 N11 W18\$ E18 N10\$ S10 E21 N10\$ S10 W21 S11 E21 S7 E10 N2 E4 S6 E23 N32\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	