

BLOCK 8 LOT 13
IN OR 511 PG 1165
SHEFFIELD VILLAGE PB 5/28 & 29

SHEARER FRANK R & BETTY C
54085 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0008-0130



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	08	WD ON PLY 80		
Exterior Wall	02	WALL BOARD 20		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 80		
Roof Cover	02	ROLL COMP 20		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	09	PINE WOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	01	NONE 100		
Heating Type	03	FORCED AIR 100		
Bedrooms		4 100		
Bathrooms		1.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	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
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2,304	48,148
BAS	32	100	32	669
BAS	96	100	96	2,006
UEP	1,024	60	614	12,831
UEP	144	60	86	1,797
UOP	416	20	83	1,734
UOP	24	20	5	105
UOP	168	20	34	710
TOTALS	4,208		3,254	68,001

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,254	72.5880	65.51	213,170	1985	1985	0	40	0	28.10	31.90
1 SINGLE FAM - 100% - 0 Heated Area: 2432 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				68,001			
TOTAL MARKET OB/XF VALUE				7,545			
TOTAL LAND VALUE - MARKET				45,000			
TOTAL MARKET VALUE				120,546			
SOH/AGL Deduction				63,138			
ASSESSED VALUE				57,408			
TOTAL EXEMPTION VALUE				HX HB		32,408	
BASE TAXABLE VALUE				25,000			
TOTAL JUST VALUE				120,546			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				104,775			

EXTRA FEATURES							54085 DORNBUSH RD, CALLAHAN				INC DATE		AG DATE				
L N	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	0500	FP - PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
3	0350	CARPORT WD	0	100	17	11	187.00	SF	13.00	13.00	100	2005	2005	3	27	656	
4	0940	SHEDS/PORT	0	100	17	16	272.00	SF	30.00	30.00	100	2005	2005	3	27	2,203	
5	0940	SHEDS/PORT	0	100	11	16	176.00	SF	30.00	30.00	100	2005	2005	3	27	1,426	
6	0940	SHEDS/PORT	0	100	0	0	50.00	SF	30.00	30.00	100	2005	2005	3	27	405	
7	0940	SHEDS/PORT	0	100	0	0	50.00	SF	30.00	30.00	100	2005	2005	3	27	405	

LAND DESCRIPTION										TOTAL OB/XF 7,545														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							