

BLOCK 8 LOT 16
IN OR 1949/669
SHEFFIELD VILLAGE PB 5/28 & 29

HOGAN MATTHEW EUGENE
54179 DORNBUSH RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0008-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.5	1.5 100
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	1,456	100	1,456	114,597
FOP	56	30	17	1,338
FST	112	55	62	4,879
TOTALS	1,624		1,535	120,814

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0351	CARPORT MT	0 100	18	10	180.00	SF	4.00	4.00	100	2003
3	0940	SHEDS/PORT	0 100	18	10	180.00	SF	30.00	30.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,535	103.7340	93.62	143,707	1985	1990	0	0	0 15.93	84.07
1 SINGLE FAM - 100% - 2015 Heated Area: 1456 HX Base Yr 2015											

54179 DORNBUSH RD, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
180.00	SF	4.00	4.00	100	2003	2003	3	22	158	
180.00	SF	30.00	30.00	100	2003	2003	3	22	1,188	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				120,814			
TOTAL MARKET OB/XF VALUE				1,346			
TOTAL LAND VALUE - MARKET				45,000			
TOTAL MARKET VALUE				167,160			
SOH/AGL Deduction				65,993			
ASSESSED VALUE				101,167			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				51,167			
TOTAL JUST VALUE				167,160			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				146,529			

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W16 BAS=[YR=1993] W42 S28 E28 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14 S4 E16 N21 W16 N7\$ S7 E16 N7\$.											