BLOCK 1 LOT 1
IN OR 1462/408
SHEFFIELD VILLAGE PB 5/28 & 29

BETHEA LAJUANA
PO BOX 1963
CALLAHAN, FL 32011-1963

2024

37-1N-25-299S-0001-0010

BUILDING CHARACTERISTICS

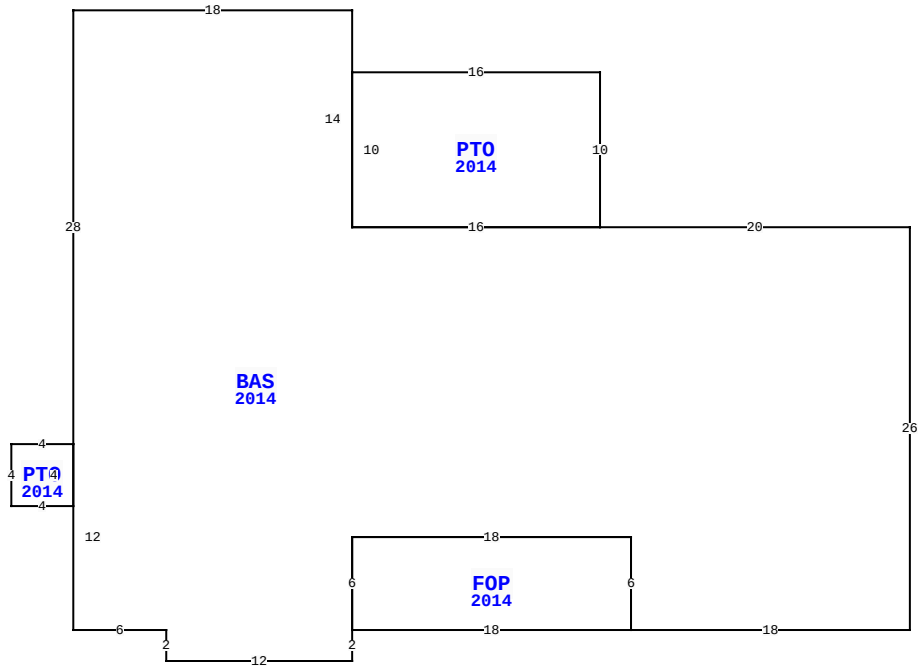
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,572	100	1,572	162,472
FOP	108	30	32	3,307
PTO	16	5	1	104
PTO	160	5	8	827
TOTALS	1,856		1,613	166,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,613	113.3220	107.66	173,656	2014	2014	0	0	0	4.00	96.00

2 SINGLE FAM – 100% - 0 Heated Area: 1572 HX Base Yr



54973 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		166,710
TOTAL MARKET OB/XF VALUE		1,378
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		213,088
SOH/AGL Deduction		91,836
ASSESSED VALUE		121,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,252
TOTAL JUST VALUE		213,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328106	NEW CONSTR	175,715	12/01/2013
B1327997	DEMOLITION	3,200	11/01/2013
R013523	REPAIR/RRF	0	09/01/2001
8571	MH MOVE-ON	2,000	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/0408	11/29/2006	WD	U	I	07	100
GRANTOR: PESCRILLI ALICE & BAR						
GRANTEE: BETHEA LAJUANA						
1433/0128	7/31/2006	WD	Q	I		60,000
GRANTOR: PESCRILLI ALICE D & B						
GRANTEE: BETHEA LAJUANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 PTO=[YR=2014] N10 W16 S10 E16$ W16 N14 W18 S28 PTO=[YR=2014] W4 S4 E4 N4$ S12 E6 S2 E12 N2 FOP=[YR=2014] E18 N6 W18 S6$ N6 E18 S6 E18 N26$.

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	100	8	14	112.00	SF	19.50	19.50	100	1990	1990	3	20	437	
2	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
3	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	26	250	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	5.60	5.60	100	1998	1998	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 1,378

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	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 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS