

BLOCK 1 LOT 11
IN OR 1736/1278
SHEFFIELD VILLAGE PB 5/28 & 29

HOLTON KIMBERLY L
54735 DORNBUSH AVE
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floop	14 CARPET 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	05	Quality Level 05	
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	1,809	100	1,809	92,867
DCK	80	15	12	616
DCK	96	15	14	719
UOP	192	25	48	2,464
USP	144	50	72	3,696
TOTALS	2,321		1,955	100,362

EXTRA FEATURES	
L N	OB/XF CODE

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	0810	CONCRETE A	0 100	11	24	264.00	SF	6.50	6.50	100	1989	1989	3	57	978	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0351	CARPORT MT	0 100	18	18	324.00	SF	10.00	10.00	100	2018	2018	3	82	2,657	

LAND DESCRIPTION	
L N	USE CODE
1	000102

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,955	148.8000	111.60	218,178	1996	2000	0	0	0	54.00	46.00	
1 M/H 94+ - 100% - 2012													
Heated Area: 1809													
HX Base Yr 2012													

54735 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
6,400													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		111,421	
TOTAL MARKET OB/XF VALUE		6,400	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		162,821	
SOH/AGL Deduction		80,117	
ASSESSED VALUE		82,704	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		32,704	
TOTAL JUST VALUE		162,821	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-243	MH MOVE-ON	16,000	11/09/1993
5781	XF0B	2,372	06/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1736/1278	3/28/2011	WD	U	I	11	59,000	
GRANTOR: GREEN TREE SERVICING							
GRANTEE: HOLTON KIMBERLY L							
1721/0329	1/24/2011	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: GREEN TREE SERVICIN							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W31 DCK=[YR=2007] N12 W8 UOP=[YR=2007] W16 USP=[YR=2007] W12 S12 E12 N12\$ S12 E16 N12\$ S12 E8\$ W36 S27 E24 DCK=[YR=2007] S8 E10 N8 W10\$ E43 N27\$.	

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