BLOCK 1 LOT 13
OR 526 PG 252
SHEFFIELD VILLAGE PB 5/28 & 29

HOLTON GREGORY QUIP & DONNA C
54687 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

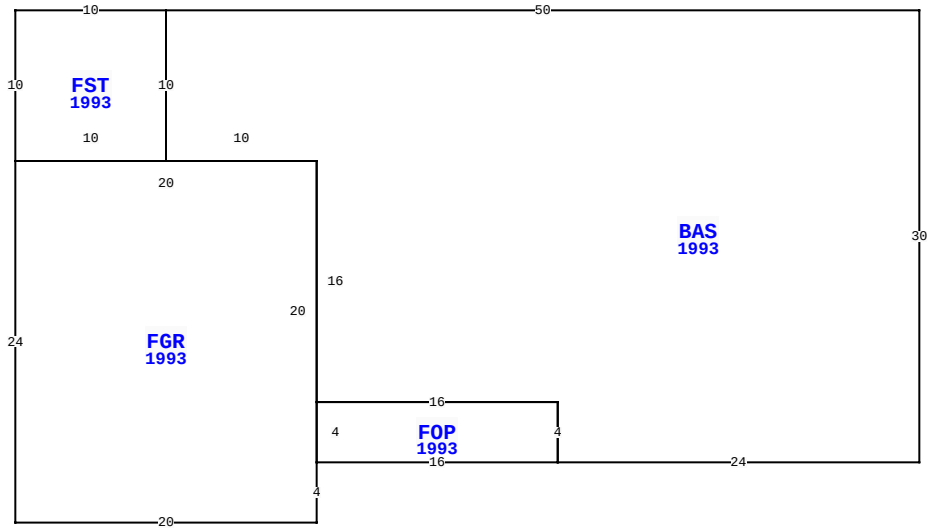
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	116,390
FGR	480	55	264	24,860
FOP	64	30	19	1,789
FST	100	55	55	5,179
TOTALS	1,880		1,574	148,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	117.3000	111.44	175,407	1987	1992	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 0 Heated Area: 1236 HX Base Yr



54687 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,219
TOTAL MARKET OB/XF VALUE		4,011
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		197,230
SOH/AGL Deduction		89,616
ASSESSED VALUE		107,614
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,614
TOTAL JUST VALUE		197,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3929	N/A	31,460	03/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0526/0252	9/09/1987	WD	Q	I		42,500
GRANTOR: SCAFF AUDREY JR & B						
GRANTEE: HOLTON GREGORY & D						
0510/1064	2/17/1987	WD	Q	V		11,500
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: SCAFF AUDREY JR & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FST=[YR=1993] W10 S10 FGR=[YR=1993] S24 E20 N4 FOP=[YR=1993] E16 N4 W16 S4$ N20 W20$ E10 N10$ S10 E10 S16 E16 S4 E24 N30$.

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	0812	CONCRETE C	0	100	0	0	1,180.00	SF	4.00	4.00	100	1987	1987	3	52	2,454	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1987	1987	3	52	101	
3	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	100	1990	1990	3	20	832	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1998	1998	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 4,011

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS