



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 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	06	Quality Level 06
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	1,555	100	1,555	176,837
FGR	525	55	289	32,865
FOP	72	30	22	2,502
PTO	48	5	2	227

TOTALS	2,200		1,868	212,432
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	93	16			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,868	127.3510	120.98	225,991	1991	2015	0	0	6.00	94.00	
1 SINGLE FAM - 0% - 0												
Heated Area: 1555 HX Base Yr												

54605 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	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	0812	CONCRETE C	0	0	93	16			4.00	100	1991	1991	3	62	3,690	

TOTAL OB/XF															
3,690															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		212,432	
TOTAL MARKET OB/XF VALUE		3,690	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		261,122	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,122	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,122	
TOTAL JUST VALUE		261,122	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		252,227	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313657	REPAIR/RRF	10,000	10/01/2013
6835	NEW CONSTR	56,380	11/07/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/0678	12/13/2021	WD	Q	I	01	320,000	
GRANTOR: LAWSON JOHNNY E JR &							
GRANTEE: JOACHIM CHANCE GREG							
2204/0804	6/19/2018	WD	Q	I	01	200,000	
GRANTOR: GAITHER DONNA F							
GRANTEE: LAWSON JOHNNY E JR							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W25 PT0=[YR=2007] W12 S4 E12 N4\$ S4 W41 S30 E22 FOP=[YR=1993] S4 E18 N4 W18\$ E19 FGR=[YR=1993] E25 N21 W25 S21\$ N21 E25 N13\$.															