BLOCK 1 LOT 18
IN OR 1559/1217
SHEFFIELD VILLAGE PB 5/28 & 29

REAM CHAD & BISHOP AMANDA
54591 DORNBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0180

BUILDING CHARACTERISTICS

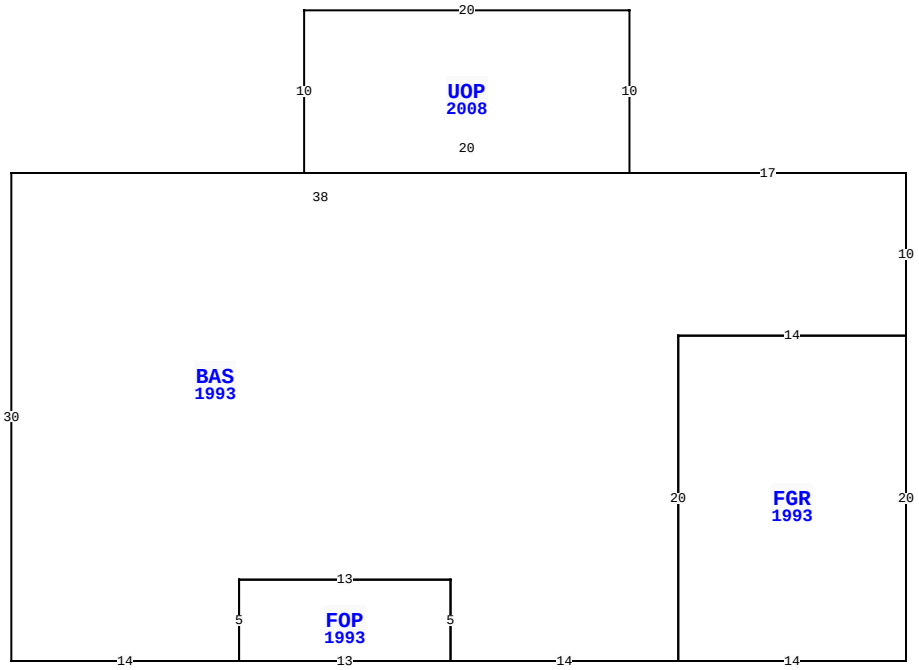
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,305	100	1,305	118,592
FGR	280	55	154	13,995
FOP	65	30	20	1,818
UOP	200	20	40	3,635
TOTALS	1,850		1,519	138,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,519	119.9520	113.95	173,090	1991	1996	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2009 Heated Area: 1305 HX Base Yr 2009



54591 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		138,039
TOTAL MARKET OB/XF VALUE		7,271
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		190,310
SOH/AGL Deduction		78,282
ASSESSED VALUE		112,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,028
TOTAL JUST VALUE		190,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7471	NEW CONSTR	55,228	08/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1217	4/04/2008	WD	Q	I		170,000
GRANTOR: STEEN MYRTLE L						
GRANTEE: REAM CHAD & AMANDA						
1154/0268	7/16/2003	WD	Q	I		128,000
GRANTOR: MCINTOSH HAROLD L SR						
GRANTEE: STEEN MYRTLE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=2008] N10 W20 S10 E20$ W38 S30 E14 FOP=[YR=1993] E13 N5W13 S5$ N5 E13 S5 E14 FGR=[YR=1993] E14 N20 W14 S20$ N20 E14 N10$.

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	0811	CONCRETE B	0	100	0	0	963.00	SF	5.20	5.20	100	1991	1991	3	62	3,105	
2	0940	SHEDS/PORT	0	100	11	11	121.00	SF	30.00	30.00	100	1991	1991	3	20	726	
3	0820	WOOD WALK	0	100	8	4	32.00	SF	11.75	11.75	100	2005	2005	3	40	150	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
5	0681	POLE SHED	0	100	0	0	100.00	SF	15.00	15.00	100	2009	2009	3	56	840	

LAND DESCRIPTION

TOTAL OB/XF 7,271

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 11/21/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS