

BLOCK 2 LOT 2 IN OR 527/3328
2009 LIOH DW/MH
SHEFFIELD VILLAGE PB 5/28 & 29

SETERFITT MARK & KATHY TAYLOR
54902 DORNBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
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	2,280	100	2,280	45,362
DCK	48	15	7	140
TOTALS	2,328		2,287	45,502

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	0811	CONCRETE B	0	100	0	0	889.00	SF	5.20	5.20	100	2006	2006	3	87	4,022	
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1997	1997	3	20	360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	35	224	

LAND DESCRIPTION			TOTAL OB/XF 7,826													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,287	42.7900	32.09	73,390	2008	2008	0	0	0 38.00	62.00
1 M/H 94+ - 100% - 0											
Heated Area: 2280											
HX Base Yr											
DCK 2698											
BAS 2008											

54902 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		58,864	
TOTAL MARKET OB/XF VALUE		7,826	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		111,690	
SOH/AGL Deduction		61,640	
ASSESSED VALUE		50,050	
TOTAL EXEMPTION VALUE		25,050	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		111,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		110,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5144	CO ISSUED	0	01/08/2009
MH085144	MH MOVE-ON	0	11/01/2008
M14250	H/AC	0	11/01/2008
P13564	NEW CONSTR	0	11/01/2008
B21737	DEMOLITION	1,000	07/01/2008
B16402	CARPORT	5,000	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0527/0332	9/24/1987	WD	Q	V		10,500	
GRANTOR: CLAIRE HOWARD INC							
GRANTEE: SENTERFITT & TAYLOR							
0429/0658	8/01/1984	CD	Q	V		10,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2008] W32 DCK=[YR=2008] N6 W8 S6 E8 \$ W44 S30 E76 N30 \$.							

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[illegible]

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