

BLOCK 4 LOT 2
IN OR 2407/374
SHEFFIELD VILLAGE PB 5/28 & 29

WEST CODY & KRISTEN
54668 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0020



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	13	LVT/LAMMT 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,148	100	1,148	168,703
FGR	480	55	264	38,796
FOP	84	30	25	3,674
FOP	105	30	32	4,702
FST	80	55	44	6,466
TOTALS	1,897		1,513	222,341

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	26	13	338.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	62	10	620.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	2000
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	18.30	18.30	100	1995
5	1242	WD DECK A	0 100	0	0	942.00	SF	10.00	10.00	100	2000
6	0350	CARPORT WD	0 100	30	11	330.00	SF	13.00	13.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,513	125.7354	157.17	237,798	1987	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2022											
Heated Area: 1148											
HX Base Yr 2022											
54668 DORNBUSH RD, CALLAHAN											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
222,341											
TOTAL MARKET OB/XF VALUE											
6,660											
TOTAL LAND VALUE - MARKET											
45,000											
TOTAL MARKET VALUE											
274,001											
SOH/AGL Deduction											
50,156											
ASSESSED VALUE											
223,845											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
173,845											
TOTAL JUST VALUE											
274,001											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
264,171											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3911	N/A	32,592	02/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2407/0374	11/06/2020	WD	Q	I	01	230,000	
GRANTOR: CARD KAREN LYNN							
GRANTEE: WEST CODY & KRISTEN							
1412/1137	5/17/2006	QC	U	I	01	35,200	
GRANTOR: CARD CLARENCE JACOB							
GRANTEE: CARD KAREN LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W20 BAS=[YR=1993] W6 FOP=[YR=1993] N6 W14 S6											
E14\$ W35 S28 E23 FOP=[YR=1993] S7 E15 N7 W15\$ E18											
FGR=[YR=1993] E20 N24 W20 S24\$ N28\$ S4 E20 N4\$.											