

BLOCK 4 LOT 7
IN OR 2160/1799
SHEFFIELD VILLAGE PB 5/28 & 29

WILDES DALTON LEE
54482 DORNBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0070



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		30	VINYL 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		14	CARPET 70	
Interior Floo		08	SHT VINYL 30	
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	1,161	100	1,161	127,410
FOP	72	30	22	2,414
TOTALS		1,233	1,183	129,824

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	123.5430	117.37	138,849	2009	2009	0	0	0	6.50	93.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1161 HX Base Yr 2018												
27 27 23 20 12 6 6 12 43												
BAS 2009												
FOP 2009												
54482 DORNBUSH RD, CALLAHAN												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				129,824			
TOTAL MARKET OB/XF VALUE				2,522			
TOTAL LAND VALUE - MARKET				45,000			
TOTAL MARKET VALUE				177,346			
SOH/AGL Deduction				71,412			
ASSESSED VALUE				105,934			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				55,934			
TOTAL JUST VALUE				177,346			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				171,512			