BLOCK 4 LOT 11
SHEFFIELD VILLAGE PB 5/28 & 29

MAYS TAMMY SUE
54372 DORNBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

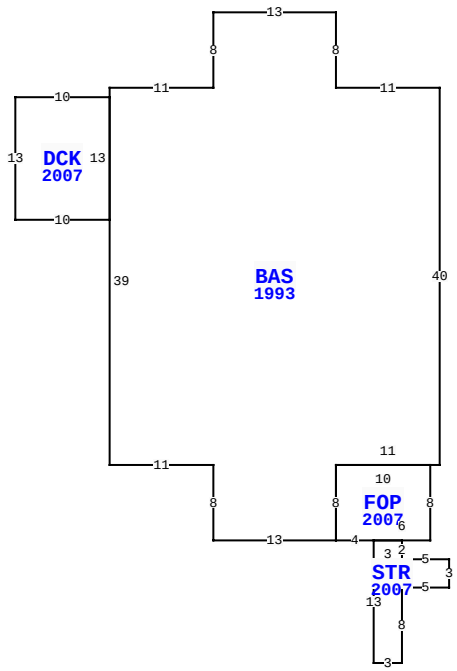
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	1,608	100	1,608	51,626
DCK	130	15	20	642
FOP	80	30	24	770
STR	54	10	5	161
TOTALS	1,872		1,657	53,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,657	152.8800	107.02	177,332	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1608 HX Base Yr 2020



54372 DORNBUSH RD, CALLAHAN

BLD DATE	06/10/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,200
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		99,480
SOH/AGL Deduction		39,711
ASSESSED VALUE		59,769
TOTAL EXEMPTION VALUE	HX HB	34,769
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006003	REPAIR/RRF	7,650	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1356	8/19/2019	WD	U	I	40	78,000
GRANTOR: LOSEY HOWARD EUGENE &						
GRANTEE: MAYS TAMMY SUE						
2247/1076	12/21/2018	FJ	U	I	11	0
GRANTOR: LOSEY RUSSEL GORDON E						
GRANTEE: LOSEY HOWARD EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N8 W13 S8 W11 S1 DCK=[YR=2007] W10 S13 E10 N13$ S39 E11 S8 E13 FOP=[YR=2007] E4 STR=[YR=2007] S13 E3 N8 E5 N3 W5 N2 W3$ E6 N8 W10 S8$ N8 E11 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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 10/14/2019 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS