

BLOCK 4 LOT 13
IN OR 490 PG 995
SHEFFIELD VILLAGE PB 5/28 & 29

BROUGHTON EMILY C
54312 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0130



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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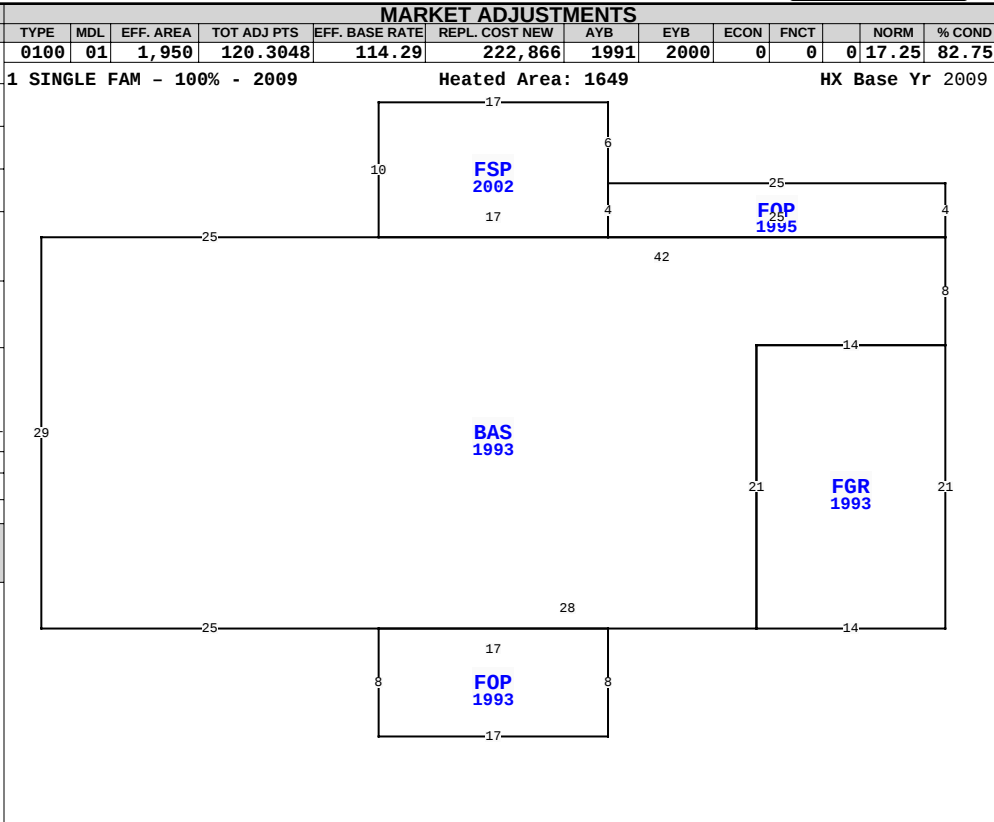
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	1,649	155,954
FGR	294	55	162	15,321
FOP	136	30	41	3,878
FOP	100	30	30	2,837
FSP	170	40	68	6,431

TOTALS	2,349		1,950	184,422
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,575.00	SF	4.00
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
5	0861	POOL GUNIT	0	100	10	20	200.00	SF	85.00
6	0911	SCRN RM A	0	100	17	29	493.00	SF	17.50
7	0845	KOOL DECK	0	100	0	0	293.00	SF	7.25
8	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20

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

REVIEW DATE	01/14/2021	BY	KWA
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54312 DORNBUSH RD, CALLAHAN

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	0812	CONCRETE C	0	100	0	0	2,575.00	SF	4.00	4.00	100	1993	1993	3	66	6,798	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	1984	1984	3	20	749	
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00	100	1991	1991	3	20	864	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
5	0861	POOL GUNIT	0	100	10	20	200.00	SF	85.00	85.00	100	1995	1995	3	20	3,400	
6	0911	SCRN RM A	0	100	17	29	493.00	SF	17.50	17.50	100	1995	1995	3	20	1,726	
7	0845	KOOL DECK	0	100	0	0	293.00	SF	7.25	7.25	100	1995	1995	3	70	1,487	
8	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20	5.20	100	2003	2003	3	83	2,287	

TOTAL OB/XF													18,463		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00				

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		184,422	
TOTAL MARKET OB/XF VALUE		18,463	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		247,885	
SOH/AGL Deduction		116,784	
ASSESSED VALUE		131,101	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		81,101	
TOTAL JUST VALUE		247,885	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952005	XFOB	2,900	06/01/1995
B952008	ADDITION	596	06/01/1995
B951850	SWIM POOL	12,980	04/01/1995
7450	NEW CONSTR	56,990	08/12/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0490/0995	6/01/1986	WD	U	V		9,300	
GRANTOR:							
GRANTEE:							
0418/0161	4/01/1984	CD	Q	V		9,250	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1995] W25 FSP=[YR=2002] N6 W17 S10 BAS=[YR=1993] W25 S29 E25 FOP=[YR=1993] S8 E17 N8 W17 \$ E28 FGR=[YR=1993] E14 N21 W14 S21 \$ N21 E14 N8 W42 \$ E17 N4 \$ S4 E25 N4 \$.									