BLOCK 4 LOT 16
IN OR 1522/1809
SHEFFIELD VILLAGE PB 5/28 & 29

EFFLER THOMAS L SR & SANDRA L
54232 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

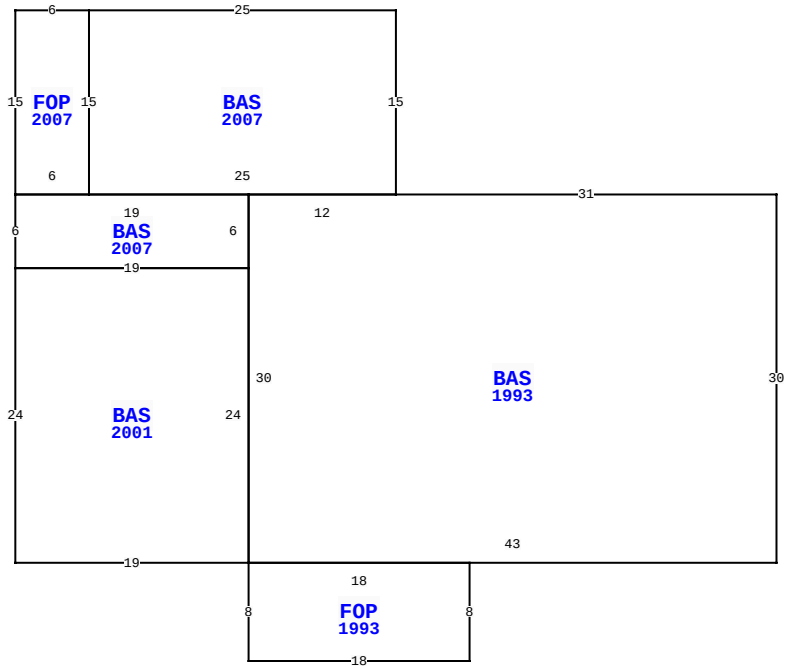
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	120,638
BAS	456	100	456	42,644
BAS	114	100	114	10,661
BAS	375	100	375	35,069
FOP	144	30	43	4,021
FOP	90	30	27	2,525
TOTALS	2,469		2,305	215,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	113.0822	107.43	247,626	1984	1997	0	0	0	12.95	87.05

1 SINGLE FAM – 100% - 2021 Heated Area: 2235 HX Base Yr 2021



54232 DORNBUSH RD, CALLAHAN

BLD DATE	03/12/2008 KWJW	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		221,950
TOTAL MARKET OB/XF VALUE		2,197
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		269,147
SOH/AGL Deduction		83,444
ASSESSED VALUE		185,703
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,703
TOTAL JUST VALUE		269,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000195	REPAIR/RRF	12,000	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/1809	9/04/2007	WD	Q	I		195,000
GRANTOR: LANDRUM JAMES & PEGGY						
GRANTEE: EFFLER THOMAS L SR						
1131/0137	4/21/2003	WD	U	I	24	96,000
GRANTOR: LAUZON GENEVA A						
GRANTEE: LANDRUM JAMES & PEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=2007] N15 W25 FOP=[YR=2007] W6 S15 BAS=[YR=2007] S6 BAS=[YR=2001] S24 E19 FOP=[YR=1993] S8 E18 N8 W18$ N24 W19$ E19 N6 W19$ E6 N15$ S15 E25$ W12 S30 E43 N30$.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	22	880	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	22	880	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2004	2004	3	84	437	

LAND DESCRIPTION

TOTAL OB/XF 2,197

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	000100	C	SFR	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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

BLOCK 4 LOT 16
IN OR 1522/1809
SHEFFIELD VILLAGE PB 5/28 & 29

EFFLER THOMAS L SR & SANDRA L
54232 DORNBUSH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0160

BUILDING CHARACTERISTICS

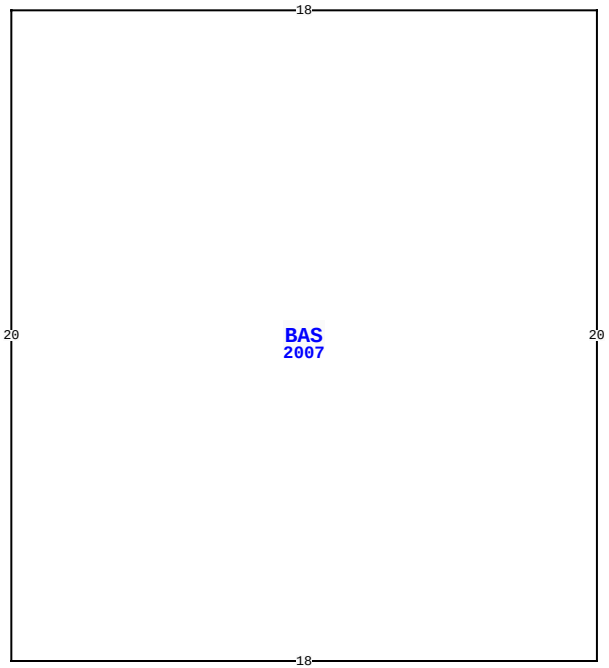
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	360	100	360	6,392
TOTALS	360		360	6,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	70.4550	24.66	8,878	2004	2004	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2021 Heated Area: 360 HX Base Yr 2021



54232 DORNBUSH RD, CALLAHAN

BLD DATE	03/12/2008 KWJW	LGL DATE	
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GRANTOR: LAUZON GENEVA A						
GRANTEE: LANDRUM JAMES & PEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S20 E18 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS