BLOCK 4 LOT 19
IN OR 852/1273
R673570 & R673571

BROWN TAMI D & BRIAN A
54112 DORNBUSH ROAD
CALLAHAN, FL 32011-4957

2024

37-1N-25-299S-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

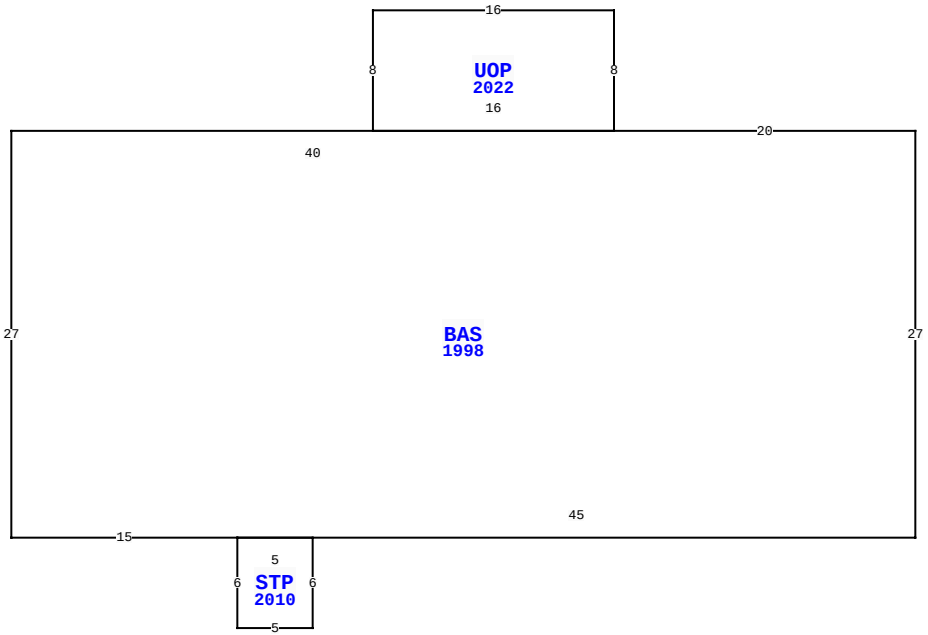
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1,620	83,544
STP	30	10	3	155
UOP	128	25	32	1,650
TOTALS	1,778		1,655	85,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,655	160.1600	112.11	185,542	1988	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



54112 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,936
TOTAL MARKET OB/XF VALUE		380
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		152,316
SOH/AGL Deduction		86,948
ASSESSED VALUE		65,368
TOTAL EXEMPTION VALUE	HX HB	40,368
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,316
NCON VALUE		21,587
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,721

1988 HARB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309308	GARAGE_ 31X42 = 1	74,191	07/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/1273	10/16/1998	QC	U	V	01	100
GRANTOR: HYSER MONTANA R & FRE						
GRANTEE: BROWN TAMI & BRIAN						
0420/0752	5/01/1984	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 UOP=[YR=2022] N8 W16 S8 E16$ W40 S27 E15
STP=[YR=2010] S6E5 N6 W5$ E45 N27$.

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	0810	CONCRETE A	0	100	15	2	30.00	SF	3.25	3.25	100	1998	1998	3	75	73	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2005	2005	3	24	307	

LAND DESCRIPTION

TOTAL OB/XF 380

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/19/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	05	STEEL 100
Quality	06	Quality Level 06

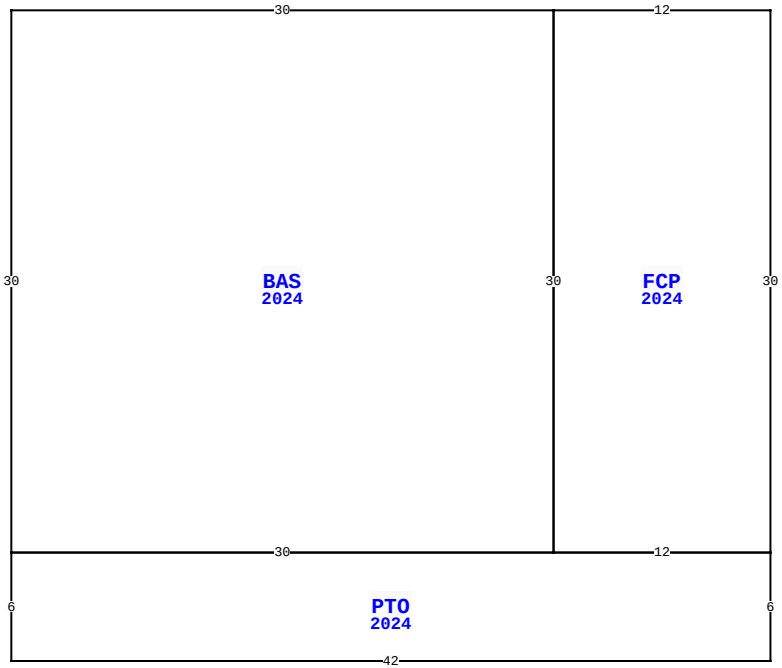
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	19,370
FCP	360	25	90	1,937
PTO	252	5	13	280
TOTALS	1,512		1,003	21,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,003	62.1000	21.74	21,805	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 900 HX Base Yr 1999



54112 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: BROWN TAMI & BRIAN						
0420/0752	5/01/1984	WD	Q	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
PTO=[YR=2024;ORIG=50,40] E30 E12 S6 W42 N6 $
FCP=[YR=2024;ORIG=80,10] E12 S30 W12 N30 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2023 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS