



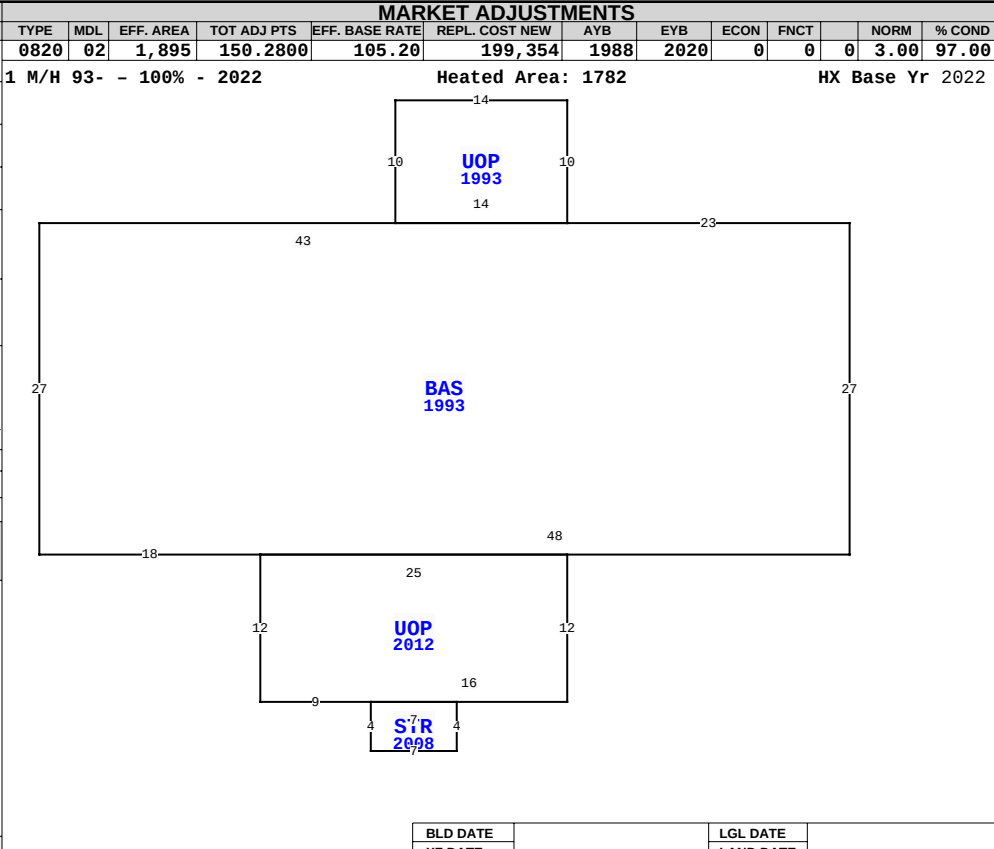
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,782	100	1,782	181,842
STR	28	10	3	307
UOP	140	25	35	3,572
UOP	300	25	75	7,653
TOTALS	2,250		1,895	193,373

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988
2	0812	CONCRETE C	0 100	0	0	2,261.00	SF	4.00	4.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT	



54417 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,373	
TOTAL MARKET OB/XF VALUE		8,028	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		246,401	
SOH/AGL Deduction		51,271	
ASSESSED VALUE		195,130	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		145,130	
TOTAL JUST VALUE		246,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25444	ADDITION	0	12/01/2011
B22659	XF0B	2,880	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0138	10/28/2021	TD	Q	I	01	219,000
GRANTOR: JANUARY 22 2021 LAND						
GRANTEE: HORTON DEBORAH						
2434/0719	2/04/2021	CT	U	I	18	48,800
GRANTOR: CLERK OF COURT						
GRANTEE: JANUARY 22 2021 LAN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 UOP=[YR=1993] N10 W14 S10 E14\$ W43 S27 E18 UOP=[YR=2012] S12 E9 STR=[YR=2008] S4 E7 N4 W7\$ E16 N12 W25\$ E48 N27\$.											