BLOCK 7 LOT 1
IN OR 1426/1972
R567583 & R567584 & R567585

MOORE CARL E & ALLISON L
54353 DORBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0007-0010

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	05	DRYWALL 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

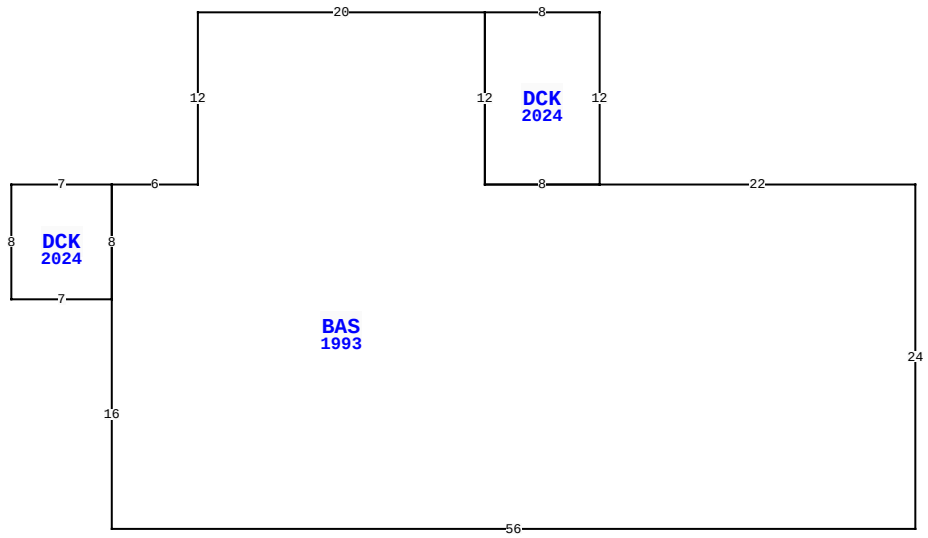
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	54,642
DCK	56	15	8	276
DCK	96	15	14	483
TOTALS	1,736		1,606	55,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,606	123.2000	86.24	138,501	1992	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2006 Heated Area: 1584 HX Base Yr 2006



54353 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		55,400
TOTAL MARKET OB/XF VALUE		29,916
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		130,316
SOH/AGL Deduction		61,557
ASSESSED VALUE		68,759
TOTAL EXEMPTION VALUE	HX HB	43,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327546	XFOB	38,995	08/01/2013
8713	MH MOVE-ON	30,000	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1972	7/11/2006	WD	U	I	07	100
GRANTOR: NOLES FARRON L & TERE						
GRANTEE: MOORE CARL E & ALLI						
1286/0856	1/07/2005	WD	Q	I		80,000
GRANTOR: NOLES FARRON L						
GRANTEE: MOORE CARL E & ALLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W8 N12 W20 S12 W6 S8 S16 E56 N24 $
DCK=[YR=2024;ORIG=-56,0] W7 S8 E7 N8 $
DCK=[YR=2024;ORIG=-30,-12] E8 S12 W8 N12 $
.

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	0940	SHEDS/PORT	0	100	16	11	176.00	SF	19.50	19.50	100	1983	1983	3	20	686	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
4	0510	GARAGE WD-	0	100	22	14	308.00	SF	21.00	21.00	100	1990	1990	3	20	1,294	
5	0510	GARAGE WD-	0	100	24	40	960.00	SF	35.00	35.00	100	2013	2013	3	71	23,856	
6	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2024	2023		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 29,916

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS