BLOCK 8 LOT 15
IN OR 745 PG 1000
SHEFFIELD VILLAGE PB 5/28 & 29

BENNETT GAIL F & RANDY J
54149 DORNBUSH ROAD
CALLAHAN, FL 32011-9205

2024

37-1N-25-299S-0008-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

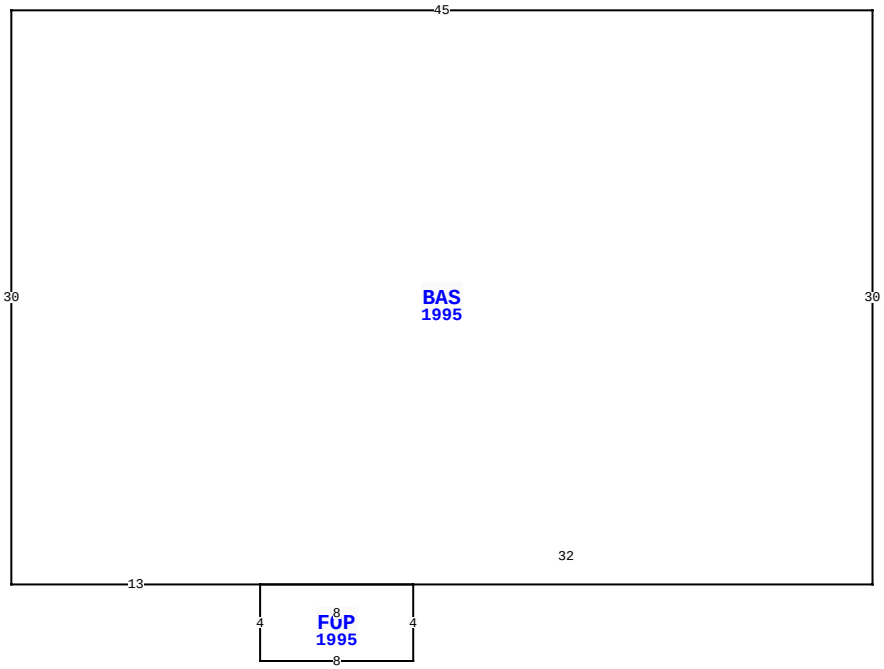
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,350	100	1,350	120,571
FOP	32	30	10	894
TOTALS	1,382		1,360	121,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	109.0000	103.55	140,828	1995	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1996 Heated Area: 1350 HX Base Yr 1996



54149 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		121,464
TOTAL MARKET OB/XF VALUE		4,743
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		171,207
SOH/AGL Deduction		77,129
ASSESSED VALUE		94,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,078
TOTAL JUST VALUE		171,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952191	NEW CONSTR	69,000	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0745/1000	12/01/1995	WD	Q	I		70,900
GRANTOR: DBA NATIONAL QUALITY						
GRANTEE: BENNETT GAIL F & RA						
0736/0182	8/09/1995	WD	U	I	06	5,000
GRANTOR: BENNETT GAIL F						
GRANTEE: NATL MEDICAL PRODUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W45 S30 E13 FOP=[YR=1995] S4 E8 N4 W8$ E32 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	32	32	1,024.00	SF	10.00	10.00	100	1987	1987	3	20	2,048	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 4,743

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 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS