

BLOCK 8 LOT 16
IN OR 1949/669
SHEFFIELD VILLAGE PB 5/28 & 29

HOGAN MATTHEW EUGENE
54179 DORNBUSH RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0008-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	1.5	1.5 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,456	100	1,456	119,957
FOP	56	30	17	1,400
FST	112	55	62	5,108
TOTALS	1,624		1,535	126,465

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	18	10	180.00	SF	4.00	4.00	100	2003
2	0940	SHEDS/PORT	0 100	18	10	180.00	SF	30.00	30.00	100	2003

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,535	103.7340	98.55	151,274	1985	1990	0	0	0 16.40	83.60
1 SINGLE FAM - 100% - 2015 Heated Area: 1456 HX Base Yr 2015											
BAS 1993 FST 1993 FOP 1993											
54179 DORNBUSH RD, CALLAHAN											

TOTAL OB/XF 1,285											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 126,465											
TOTAL MARKET OB/XF VALUE 1,285											
TOTAL LAND VALUE - MARKET 45,000											
TOTAL MARKET VALUE 172,750											
SOH/AGL Deduction 68,548											
ASSESSED VALUE 104,202											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 54,202											
TOTAL JUST VALUE 172,750											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 167,160											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1949/0669 11/20/2014 WD Q I 01 134,500											
GRANTOR: ALTSTATT NICOLE S & W											
GRANTEE: HOGAN MATTHEW											
1917/0320 4/04/2014 QC U I 11 100											
GRANTOR: ALSTATT SAMUEL D											
GRANTEE: ALSTATT NICOLE S											

BUILDING NOTES											
BUILDING DIMENSIONS											
FST=[YR=1993] W16 BAS=[YR=1993] W42 S28 E28 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14 S4 E16 N21 W16 N7\$ S7 E16 N7\$.											