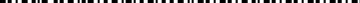


BENNETT MICHAEL DUSTIN/BATROUS TRACI LYNN ET AL
54034 SUNSHINE DRIVE
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19CEDAR 50

Exterior Wall19COMMON BRK 50

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100
2 100

BathroomsFrame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy06DIST 1D 100
NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8025.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,62010019931,620199,097

FCP61625199315418,927

FOP224301993678,235

FOP2923019938810,815

TOTALS2,7521,929237,072

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10825BRICK06600176.00SF12.5012.50100198819883831,826

20680POLE SHED06626401,040.00SF6.006.00100198819883201,248

30811CONCRETE B0662138798.00SF5.205.20100198819883522,158

40812CONCRETE C066001,134.00SF4.004.00100198819883522,359

50681POLE SHED0663718666.00SF15.0015.00100199219923201,998

60681POLE SHED0662811308.00SF15.0015.0010019921992320924

70681POLE SHED06646221,012.00SF15.0015.00100199119913203,036

80681POLE SHED066177119.00SF15.0015.0010019951995320357

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES66OR0.000.005.45AC1.001.001.0019,500.0019,500.00106,275

REVIEW DATE07/19/2021BYKBTotal Acres: 5.45Total Land Value: 106,275Market: 0Agricultural: 0Common: 106,275PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900011,929117.1100154.59298,204198819930020.5079.50

1 SNGL FAM - 66% - 2024Heated Area: 1620HX Base Yr 2024

Diagram showing lot dimensions and area calculations:

Diagram labels: BAS 1993, FCP 1993, FOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE237,072

TOTAL MARKET OB/XF VALUE13,906

TOTAL LAND VALUE - MARKET106,275

TOTAL MARKET VALUE357,253

SOH/AGL Deduction60,260

ASSESSED VALUE296,993

TOTAL EXEMPTION VALUEHA HAB50,722

BASE TAXABLE VALUE246,271

TOTAL JUST VALUE357,253

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE327,308

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2713/5615/13/2024FJU1I110

GRANTOR: BENNETT DEBORAH A EST

GRANTEE: BENNETT MICHAEL DUS

2443/03883/17/2021QCUI1132,500

GRANTOR: BENNETT DEBORAH A

GRANTEE: BENNETT MICHAEL DUS

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W18 FOP=[YR=1993] N4 W17 N4 W28 S8

BAS=[YR=1993] W13 S30 E13 FOP=[YR=1993] S8 E28 N8 W28\$ E41

N30 W41\$ E45\$ W4 S28 E22 N28\$. W29\$ E29\$ S6 E35 N6\$.