BLOCK 1 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

HARDY JOHN L III & DESTINEE N
54943 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

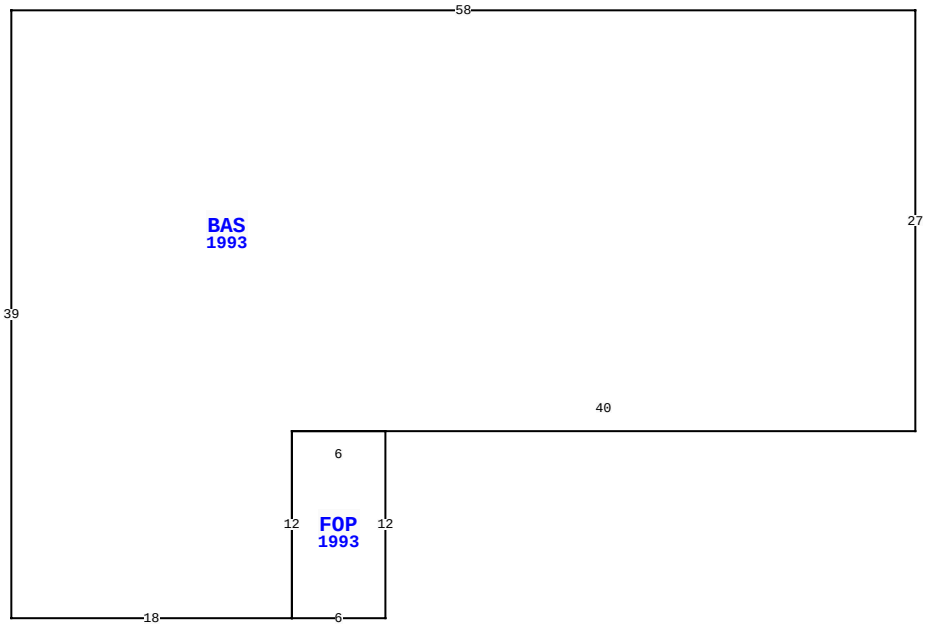
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	158,826
FOP	72	30	1993	22	1,961
TOTALS	1,854			1,804	160,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	110.8000	110.80	199,883	1991	1991	0	0	0	19.56	80.44

1 SINGLE FAM – 100% - 2023 Heated Area: 1782 HX Base Yr 2023



54943 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,786
TOTAL MARKET OB/XF VALUE		13,129
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		223,915
SOH/AGL Deduction		27,459
ASSESSED VALUE		196,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,734
TOTAL JUST VALUE		223,915
NCON VALUE		6,174
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6787	NEW CONSTR	62,183	10/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0222	7/26/2022	WD	Q	I	01	280,000
GRANTOR: WATERS ARLETTA LEE						
GRANTEE: HARDY JOHN L III &						
2030/0439	1/29/2016	QC	U	I	11	100
GRANTOR: KICKLIGHTER LEONARD D						
GRANTEE: WATERS ARLETTA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S39 E18 FOP=[YR=1993] E6 N12 W6 S12$ N12 E40 N27$.

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	0812	CONCRETE C	0	100	0	0	1,540.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,665	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1992	1992	3	20	720	
3	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	1994	1994	3	66	1,922	
4	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2005	2005	3	36	648	
5	0680	POLE SHED	0	100	30	21	630.00	SF	10.00	10.00	100	2025	2023		98	6,174	

LAND DESCRIPTION

TOTAL OB/XF 13,129

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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS