BLOCK 1 LOT 7
SHEFFIELD VILLAGE PB 5/28 & 29

ROUSE WILLIAM A & DIANA M
54835 DORNBUSH RD
CALLAHAN, FL 32011

**2025**

**37-1N-25-299S-0001-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

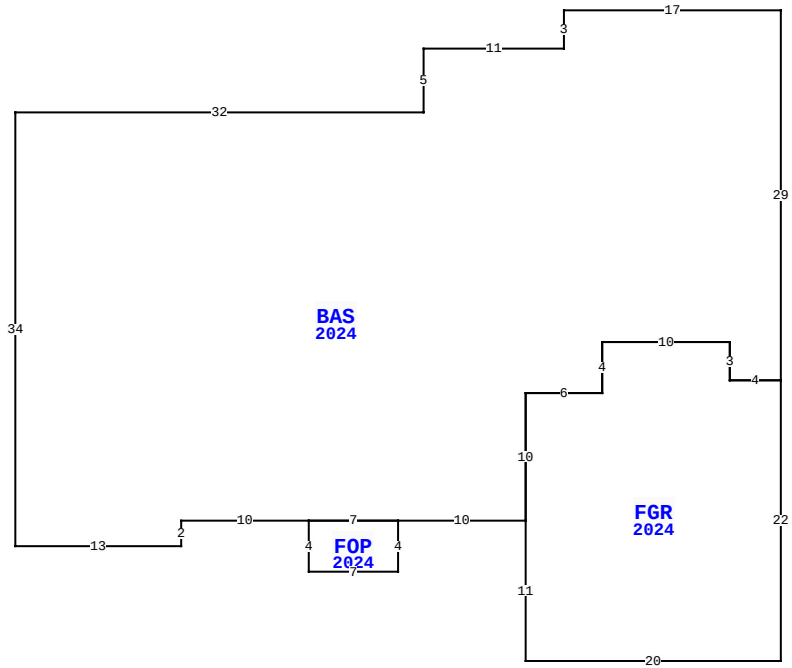
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 1,893 | 100 | 2024 | 1,893 | 267,897 |
| FGR | 464 | 55 | 2024 | 255 | 36,088 |
| FOP | 28 | 30 | 2024 | 8 | 1,132 |
| TOTALS | 2,385 | | | 2,156 | 305,117 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,156 | 107.2120 | 141.52 | 305,117 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 0% - 2025 Heated Area: 1893 HX Base Yr




54835 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 | 305,117 |
| TOTAL MARKET OB/XF VALUE | 5,361 |
| TOTAL LAND VALUE - MARKET | 42,500 |
| TOTAL MARKET VALUE | 352,978 |
| SOH/AGL Deduction | 12,383 |
| ASSESSED VALUE | 340,595 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 340,595 |
| TOTAL JUST VALUE | 352,978 |
| NCON VALUE | 310,478 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 38,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240007691 | PRIVATE PROVIDER | 336,711 | 06/28/2024 |
| B240001344 | PRIVATE PROVIDER | 336,711 | 02/02/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2776/1773 | 3/25/2025 | WD | Q | I | 01 | 425,000 |
| GRANTOR: GREENE KENNETH L | | | | | | |
| GRANTEE: ROUSE WILLIAM A & D | | | | | | |
| 2162/0483 | 11/28/2017 | WD | Q | V | 01 | 20,000 |
| GRANTOR: KITCHENS JAMES S | | | | | | |
| GRANTEE: GREENE KENNETH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,18] E32 N5 E11 N3 E17 S29 W4 N3 W10 S4 W6 S10 W10 W7 W10 S2 W13 N34 $
FGR=[YR=2024;ORIG=50,40] E6 N4 E10 S3 E4 S22 W20 N11 N10 $
FOP=[YR=2024;ORIG=33,50] E7 S4 W7 N4 $
.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 1,031.00 | SF | 5.20 | 5.20 | 100 | 2025 | 2024 | | 100 | 5,361 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,361

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 50,000.00 | 42,500.00 | 42,500 | | | | | | | |

REVIEW DATE 04/18/2024 BY TW Total Acres: 0.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 07/30/2025 BY SYS