BLOCK 1 LOT 8
IN OR 1613/1848
SHEFFIELD VILLAGE PB 5/28 & 29

DAVIS WAYNE
54807 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

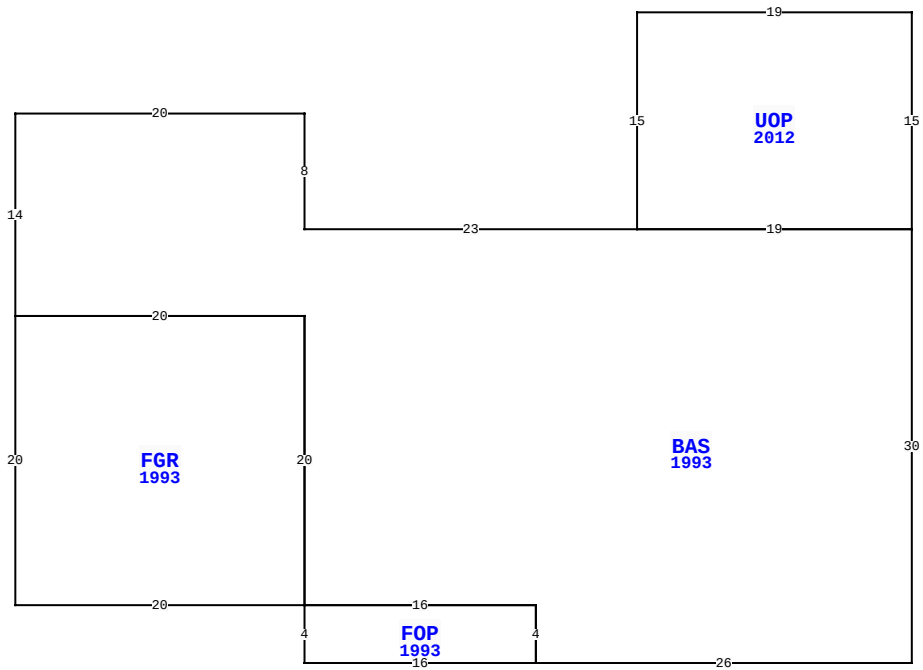
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	145,759
FGR	400	55	1993	220	21,726
FOP	64	30	1993	19	1,876
UOP	285	20	2012	57	5,629
TOTALS	2,225			1,772	174,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	119.7000	119.70	212,108	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1476 HX Base Yr 2011



54807 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		194,342
TOTAL MARKET OB/XF VALUE		6,891
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,233
SOH/AGL Deduction		97,851
ASSESSED VALUE		153,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,660
TOTAL JUST VALUE		251,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2991	NEW CONSTR	1,500	04/21/1989
5455	NEW CONSTR	53,380	01/20/1989
5652	NEW CONSTR	1,500	01/20/1989
3365	NEW CONSTR	0	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1631/1848	6/23/2009	WD	U	I	12	129,000
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: DAVIS WAYNE						
1613/1374	4/07/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W19 S15 BAS=[YR=1993] W23 N8 W20 S14 FGR=[YR=1993] S20 E20 FOP=[YR=1993] S4 E16 N4 W16$ N20 W20 $ E20 S20 E16 S4 E26 N30 W19$ E19 N15$.

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	100	0	0	1,641.00	SF	5.20	5.20	100	1989	1989	3	54.5	4,651	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 6,891

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

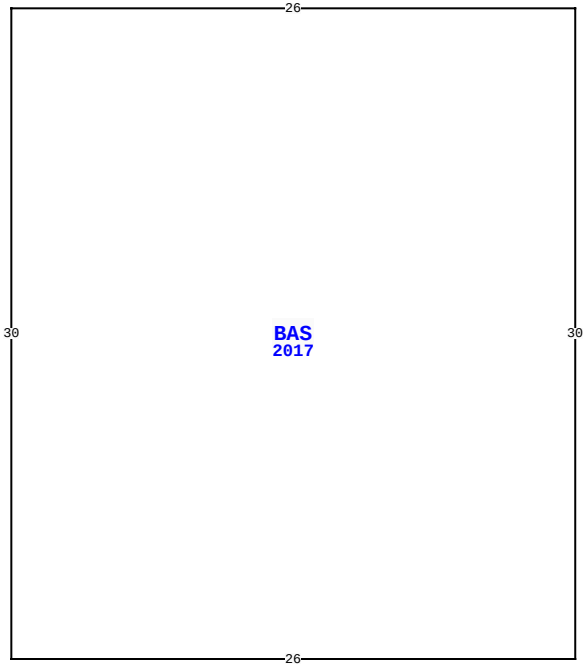
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2017	780	19,353
TOTALS	780			780	19,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	72.1050	26.68	20,810	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2011 Heated Area: 780 HX Base Yr 2011



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GRANTEE: DAVIS WAYNE						
1613/1374	4/07/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 S30 E26 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS