BLOCK 1 LOT 12
IN OR 853/586
SHEFFIELD VILLAGE PB 5/28 & 29

GUYNN DEBORAH K/GUYNN GLEN L JR
54711 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

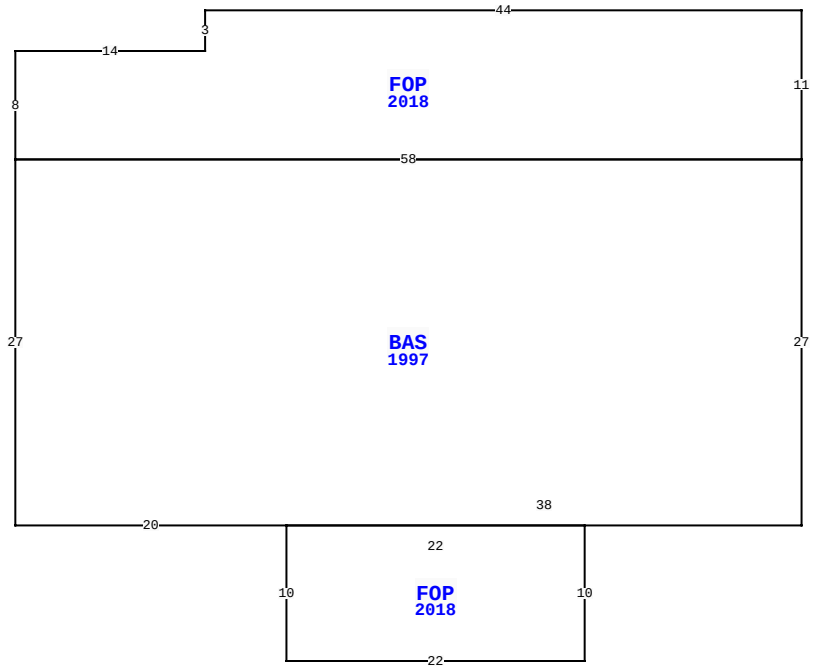
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1997	1,566	115,125
FOP	220	30	2018	66	4,852
FOP	596	30	2018	179	13,159
TOTALS	2,382			1,811	133,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,811	160.1600	136.14	246,550	1997	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1999 Heated Area: 1566 HX Base Yr 1999



54711 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		139,672
TOTAL MARKET OB/XF VALUE		3,763
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		193,435
SOH/AGL Deduction		111,404
ASSESSED VALUE		82,031
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,309
TOTAL JUST VALUE		193,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24652	CARPORT	9,374	04/01/2011
B24471	REPAIR/RRF	12,499	03/01/2011
R12591	REPAIR/RRF	4,200	03/01/2011
MH971878	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/0586	10/22/1998	WD	Q	I		79,400
GRANTOR: GREEN GERALD & CAROL						
GRANTEE: GUYNN GLEN L JR & D						
0805/0475	9/03/1997	WD	Q	I		24,000
GRANTOR: DOWDY JEFFREY R & JOD						
GRANTEE: GREEN GERALD & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W44 S3 W14 S8 BAS=[YR=1997] S27 E20
FOP=[YR=2018] S10 E22 N10 W22$ E38 N27 W58$ E58 N11$.

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	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1993	1993	3	64	998	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,763

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/07/2019 BY KB 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

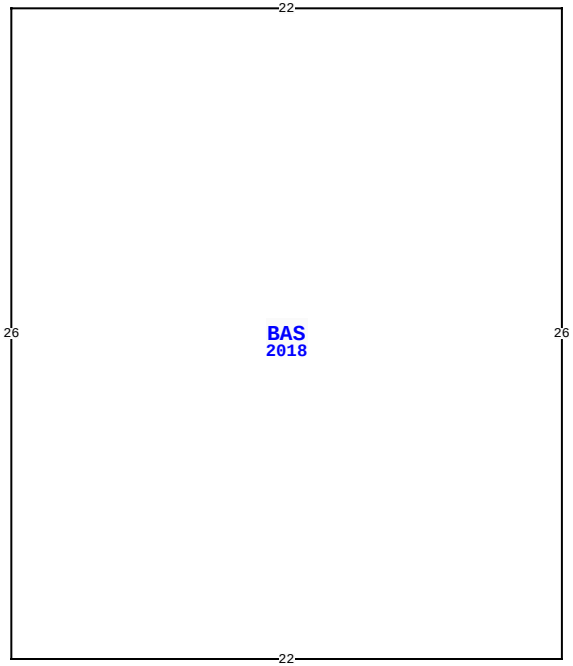
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	2018	572	6,535
TOTALS	572			572	6,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	61.7500	22.85	13,070	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1999 Heated Area: 572 HX Base Yr 1999



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0805/0475	9/03/1997	WD	Q	I		24,000
GRANTOR: DOWDY JEFFREY R & JOD						
GRANTEE: GREEN GERALD & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S26 E22 N26$.

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 03/07/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS