BLOCK 1 LOT 15
SHEFFIELD VILLAGE PB 5/28 & 29

MCLAIN NICKLAS R
54639 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

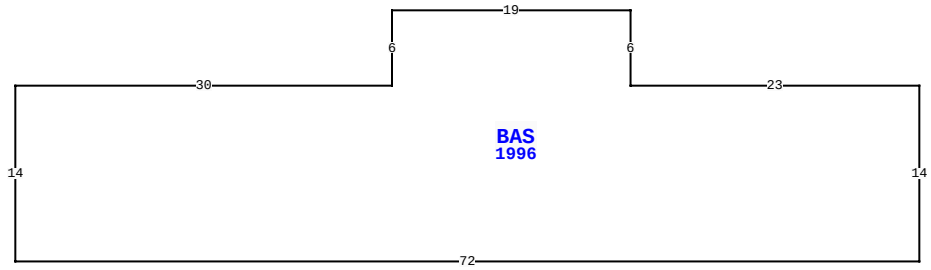
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,122	100	1996	1,122	28,167
TOTALS	1,122			1,122	28,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,122	104.6000	83.68	93,889	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1122 HX Base Yr



54639 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	28,167
TOTAL MARKET OB/XF VALUE	2,766
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	80,933
SOH/AGL Deduction	1,203
ASSESSED VALUE	79,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,730
TOTAL JUST VALUE	80,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0168	8/02/2019	WD	U	I	40	115,000
GRANTOR: HEALEY-PARKER MARGUAR						
GRANTEE: MCLAIN NICKLAS R						
2050/0474	6/03/2016	WD	U	I	11	100
GRANTOR: HEALEY-PARKER MARGUAR						
GRANTEE: HEALEY-PARKER MARGU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W23 N6 W19 S6 W30 S14 E72 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1986	1986	3	20	480	
3	1242	WD DECK A	0	0	0	0	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 2,766

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	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