



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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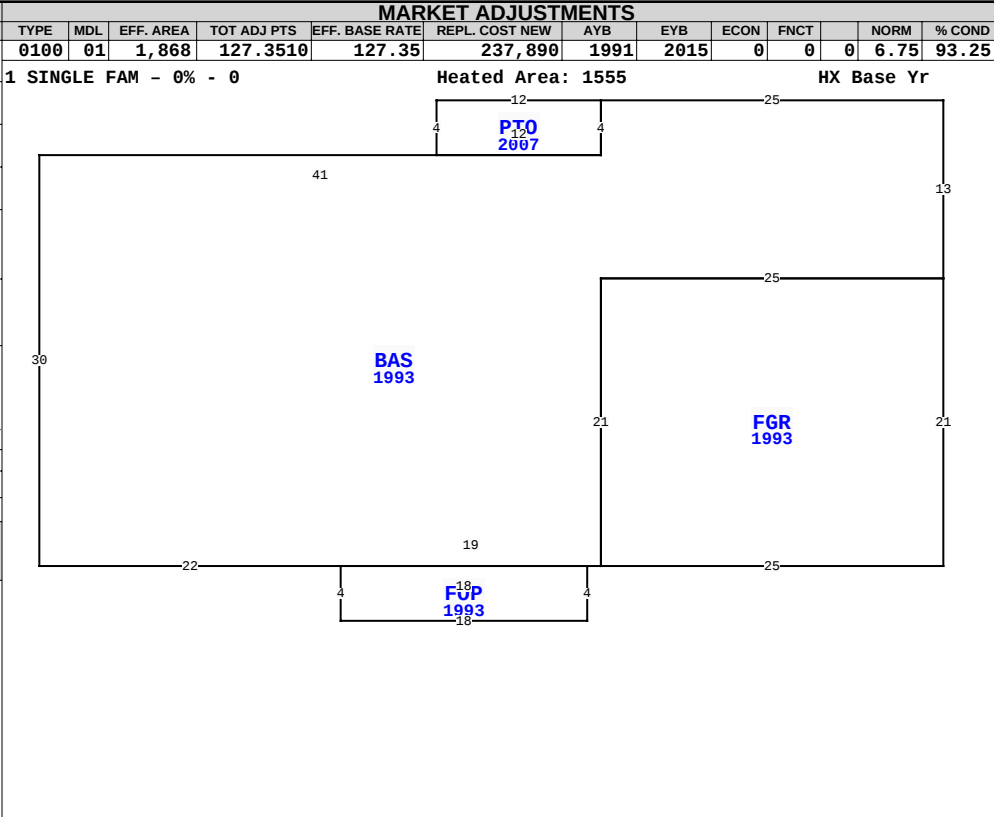
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1993	1,555	184,662
FGR	525	55	1993	289	34,320
FOP	72	30	1993	22	2,613
PTO	48	5	2007	2	238

TOTALS	2,200			1,868	221,832
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	93	16	1,488.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00



54605 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1991	1991	3	59.5	3,541	

TOTAL OB/XF									
3,541									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	221,832		
TOTAL MARKET OB/XF VALUE	3,541		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	275,373		
SOH/AGL Deduction	0		
ASSESSED VALUE	275,373		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	275,373		
TOTAL JUST VALUE	275,373		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	261,122		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313657	REPAIR/RRF	10,000	10/01/2013
6835	NEW CONSTR	56,380	11/07/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2521/0678	12/13/2021	WD	Q	I	01	320,000	
GRANTOR: LAWSON JOHNNY E JR &							
GRANTEE: JOACHIM CHANCE GREG							
2204/0804	6/19/2018	WD	Q	I	01	200,000	
GRANTOR: GAITHER DONNA F							
GRANTEE: LAWSON JOHNNY E JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 PT0=[YR=2007] W12 S4 E12 N4\$ S4 W41 S30 E22 FOP=[YR=1993] S4 E18 N4 W18\$ E19 FGR=[YR=1993] E25 N21 W25 S21\$ N21 E25 N13\$.									