

BLOCK 1 LOT 18
IN OR 1559/1217
SHEFFIELD VILLAGE PB 5/28 & 29

REAM CHAD & BISHOP AMANDA
54591 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0180



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	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
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
BAS	1,305	100
FGR	280	55
FOP	65	30
UOP	200	20
TOTALS	1,850	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,519	119.9520	119.95	182,204	1991	1996	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2009 Heated Area: 1305 HX Base Yr 2009											
TOTALS	1,850		1,519	143,941							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				143,941		
TOTAL MARKET OB/XF VALUE				7,016		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				200,957		
SOH/AGL Deduction				85,680		
ASSESSED VALUE				115,277		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				64,555		
TOTAL JUST VALUE				200,957		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				190,310		

TOTALS		1,850				1,519		143,941		54591 DORNBUSH RD, CALLAHAN					XF DATE				LAND DATE		03/31/2025		MLU	
															INC DATE				AG DATE					
L	OB/XF	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	963.00		SF	5.20		5.20		100	1991	1991		3	59.5	2,980			
2	0940	SHEDS/PORT		0	100	11	11	121.00		SF	30.00		30.00		100	1991	1991		3	20	726			
3	0820	WOOD WALK		0	100	8	4	32.00		SF	11.75		11.75		100	2005	2005		3	40	150			
4	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	1991	1991		3	68	2,380			
5	0681	POLE SHED		0	100	0	0	100.00		SF	15.00		15.00		100	2009	2009		3	52	780			
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