BLOCK 1 LOT 19
IN OR 2197/128
SHEFFIELD VILLAGE PB 5/28 & 29

ELLIS FRED W JR
54561 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

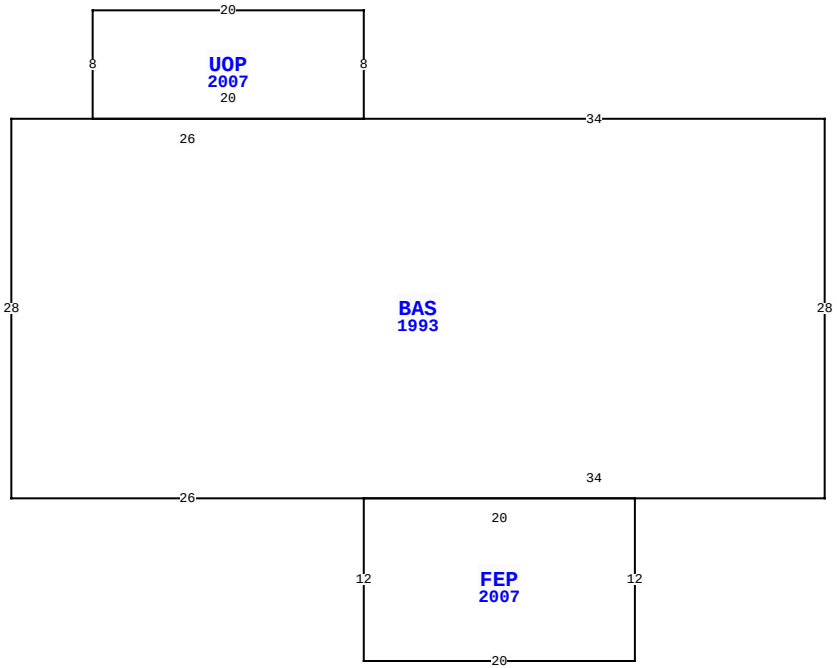
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	39,917
FEP	240	85	2007	204	4,847
UOP	160	25	2007	40	950
TOTALS	2,080			1,924	45,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,924	99.0000	79.20	152,381	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1884 HX Base Yr 2019



54561 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		45,714
TOTAL MARKET OB/XF VALUE		3,305
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		99,019
SOH/AGL Deduction		52,682
ASSESSED VALUE		46,337
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,337
TOTAL JUST VALUE		99,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0128	5/05/2018	QC	U	I	11	10,000
GRANTOR: DUNN BETTY S						
GRANTEE: ELLIS FRED W JR						
0529/0046	10/16/1987	WD	Q	V		12,000
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: DUNN JOE & BETTY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UOP=[YR=2007] N8 W20 S8 E20$ W26 S28 E26
FEP=[YR=2007] S12 E20 N12 W20$ E34 N28$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.00	18.00	100	1985	1985	3	20	346	
2	0940	SHEDS/PORT	0	100	4	4	16.00	SF	18.00	18.00	100	1985	1985	3	20	58	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
4	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2005	2005	3	22	549	
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2005	2005	3	22	549	

LAND DESCRIPTION

TOTAL OB/XF 3,305

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 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