BLOCK 4 LOT 1
SHEFFIELD VILLAGE PB 5/28 & 29

PIERCE CHRISTOPHER KIMBALL
54694 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0010

NASSAU COUNTY PROPERTY

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 Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

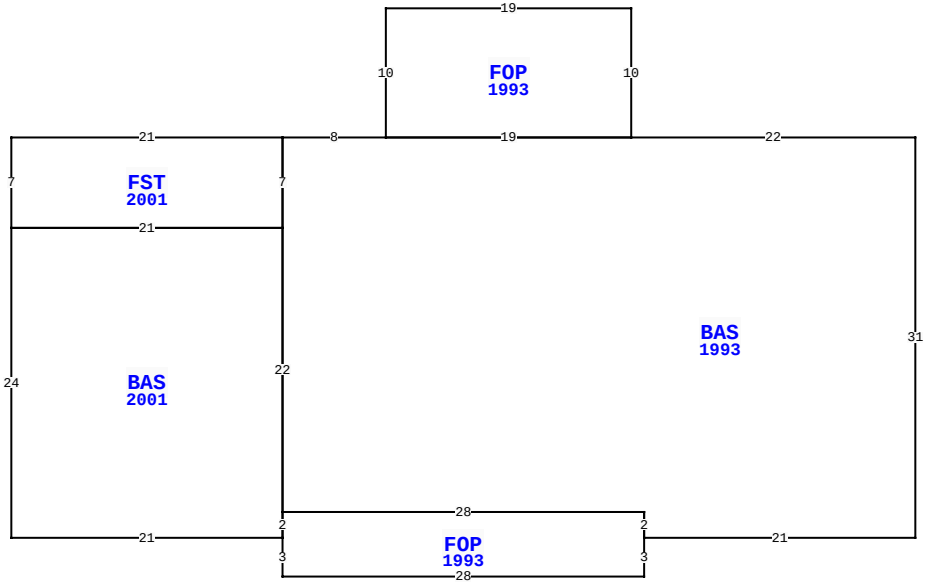
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1993	1,463	146,959
BAS	504	100	2001	504	50,627
FOP	140	30	1993	42	4,219
FOP	190	30	1993	57	5,726
FST	147	55	2001	81	8,137
TOTALS	2,444			2,147	215,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	122.5000	122.50	263,008	1988	2000	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1967 HX Base Yr 2025



54694 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,667
TOTAL MARKET OB/XF VALUE		4,754
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		270,421
SOH/AGL Deduction		0
ASSESSED VALUE		270,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,699
TOTAL JUST VALUE		270,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2580	H/AC	1,500	05/27/1988
2876	NEW CONSTR	1,500	05/27/1988
4573	N/A	51,980	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/324	10/19/2023	WD	Q	I	01	283,000
GRANTOR: BOSETTI JOYCE						
GRANTEE: PIERCE CHRISTOPHER						
1072/1996	8/06/2002	WD	Q	I	05	105,000
GRANTOR: TEXAS COMMERCE BANK N						
GRANTEE: BOSETTI JOYCE						

BUILDING NOTES

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	65	3	195.00	SF	6.50	6.50	100	1988	1988	3	52	659	
2	0811	CONCRETE B	0	100	16	66	1,056.00	SF	5.20	5.20	100	1988	1988	3	52	2,855	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W19 W8 S7 S22 E28 S2 E21 N31 $
BAS=[YR=2001;ORIG=-70,7] S24 E21 N2 N22 W21 $
FOP=[YR=1993;ORIG=-22,0] N10 W19 S10 E19 $
FST=[YR=2001;ORIG=-49,0] W21 S7 E21 N7 $
FOP=[YR=1993;ORIG=-49,31] S3 E28 N3 N2 W28 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,754

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 12/20/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS