

BLOCK 4 LOT 2
IN OR 2407/374
SHEFFIELD VILLAGE PB 5/28 & 29

WEST CODY & KRISTEN
54668 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	03	CONC FINSH 20
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
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	177,197
FGR	480	55	1993	264	40,749
FOP	84	30	1993	25	3,859
FOP	105	30	1993	32	4,939
FST	80	55	1993	44	6,792
TOTALS	1,897			1,513	233,535

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	26	13	338.00	SF	6.50	6.50	100	1987
2	0810	CONCRETE A	0 100	62	10	620.00	SF	6.50	6.50	100	1987
3	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	2000
4	0940	SHEDS/PORT	0 100	8	12	96.00	SF	18.30	18.30	100	1995
5	1242	WD DECK A	0 100	0	0	942.00	SF	10.00	10.00	100	2000
6	0350	CARPORT WD	0 100	30	11	330.00	SF	13.00	13.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,513	125.7354	165.97	251,113	1987	2010	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2022													
Heated Area: 1148													
HX Base Yr 2022													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
INC DATE		AG DATE	MLU
54668 DORNBUSH RD, CALLAHAN			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		233,535	
TOTAL MARKET OB/XF VALUE		6,496	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		290,031	
SOH/AGL Deduction		59,694	
ASSESSED VALUE		230,337	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		179,615	
TOTAL JUST VALUE		290,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3911	N/A	32,592	02/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2407/0374	11/06/2020	WD	Q	I	01	230,000	
GRANTOR: CARD KAREN LYNN							
GRANTEE: WEST CODY & KRISTEN							
1412/1137	5/17/2006	QC	Q	I	01	35,200	
GRANTOR: CARD CLARENCE JACOB							
GRANTEE: CARD KAREN LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W20 BAS=[YR=1993] W6 FOP=[YR=1993] N6 W14 S6 E14\$ W35 S28 E23 FOP=[YR=1993] S7 E15 N7 W15\$ E18 FGR=[YR=1993] E20 N24 W20 S24\$ N28\$ S4 E20 N4\$.											