

BLOCK 4 LOT 3
IN OR 658 PG 339
SHEFFIELD VILLAGE PB 5/28 & 29

SANDEL EDWIN R & DONNA LURIE
54644 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 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	1,304	100	1993	1,304	110,355
BAS	448	100	2006	448	37,913
FEP	252	80	2006	202	17,095
FOP	192	30	2009	58	4,909
PTO	182	5	2006	9	762
UOP	20	20	2006	4	339
TOTALS	2,398			2,025	171,371

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,025	98.9800	98.98	200,434	1988	1995	0	0	0	14.50	85.50	
1 SINGLE FAM - 100% - 0													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6				Tax Dist:								
BUILDING MARKET VALUE				171,371								
TOTAL MARKET OB/XF VALUE				11,943								
TOTAL LAND VALUE - MARKET				50,000								
TOTAL MARKET VALUE				233,314								
SOH/AGL Deduction				102,963								
ASSESSED VALUE				130,351								
TOTAL EXEMPTION VALUE				HX HB				50,722				
BASE TAXABLE VALUE				79,629								
TOTAL JUST VALUE				233,314								
NCON VALUE				0								
INCOME VALUE												
PREVIOUS YEAR MKT VALUE				221,161								