BLOCK 4 LOT 4 2000 DW/MH
IN OR 502 PG 362
SHEFFIELD VILLAGE PB 5/28 & 29

CROSBY CHARLES F & JANET Y
54606 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

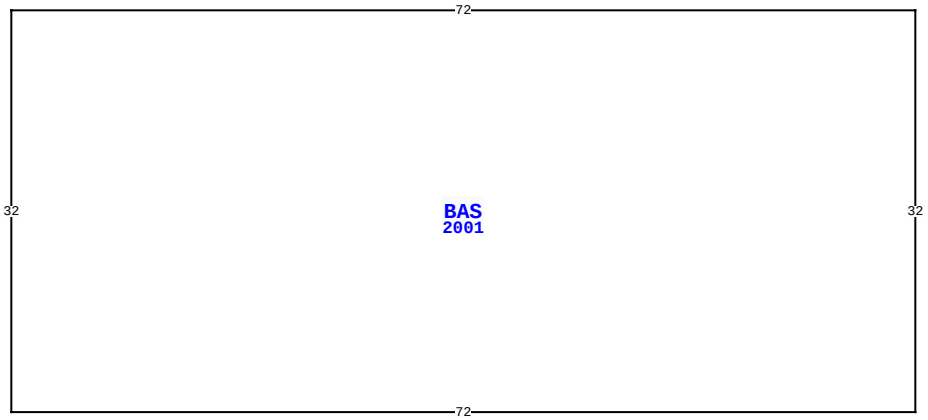
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2001	2,304	100,991
TOTALS	2,304			2,304	100,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,304	117.2000	99.62	229,524	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 2304 HX Base Yr



54606 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		100,991
TOTAL MARKET OB/XF VALUE		896
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		151,887
SOH/AGL Deduction		69,280
ASSESSED VALUE		82,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,885
TOTAL JUST VALUE		151,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992819	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0502/0362	10/01/1986	WD	Q	V		11,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W72 S32 E72 N32 $.

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	1242	WD DECK A	0	100	14	32	448.00	SF	10.00	10.00	100	2003	2003	3	20	896	

LAND DESCRIPTION

TOTAL OB/XF 896

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS