BLOCK 4 LOT 5
SHEFFIELD VILLAGE PB 5/28 & 29
R278355

STATEN TRACY L
54546 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0050

BUILDING CHARACTERISTICS

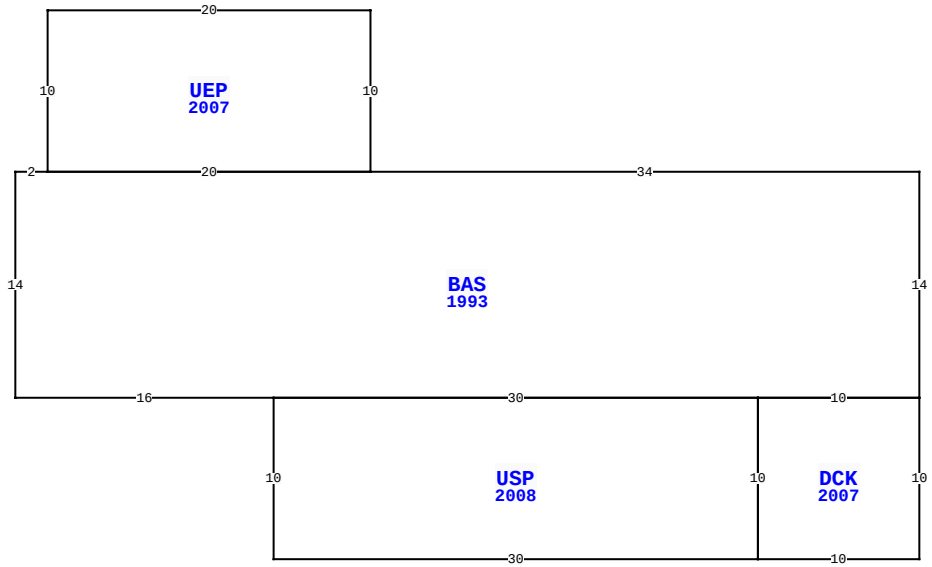
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	784	100	1993	784	19,983
DCK	100	15	2007	15	382
UEP	200	70	2007	140	3,568
USP	300	50	2008	150	3,823
TOTALS	1,384			1,089	27,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,089	106.2000	84.96	92,521	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



54546 DORNBUSH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,756
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	77,756
SOH/AGL Deduction	17,414
ASSESSED VALUE	60,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,342
TOTAL JUST VALUE	77,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,287

MISC ALUMN STRG + OLD CARPORT = NV _- KW 12/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0564	10/10/2019	QC	U	I	11	100
GRANTOR: ROGERS JACK T JR & SA						
GRANTEE: STATEN TRACY L						
2266/0078	4/01/2019	FJ	U	I	11	0
GRANTOR: ROGERS LINDA FAY EST						
GRANTEE: STATEN TRACY LYNN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W34 W20 W2 S14 E16 E30 E10 N14 $
USP=[YR=2008;ORIG=-40,14] S10 E30 N10 W30 $
UEP=[YR=2007;ORIG=-34,0] N10 W20 S10 E20 $
DCK=[YR=2007;ORIG=-10,24] E10 N10 W10 S10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	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