BLOCK 4 LOT 8
IN OR 1779/587
SHEFFIELD VILLAGE PB 5/28 & 29

DAVIES ABBY EDAN SHOUP
54456 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0080

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

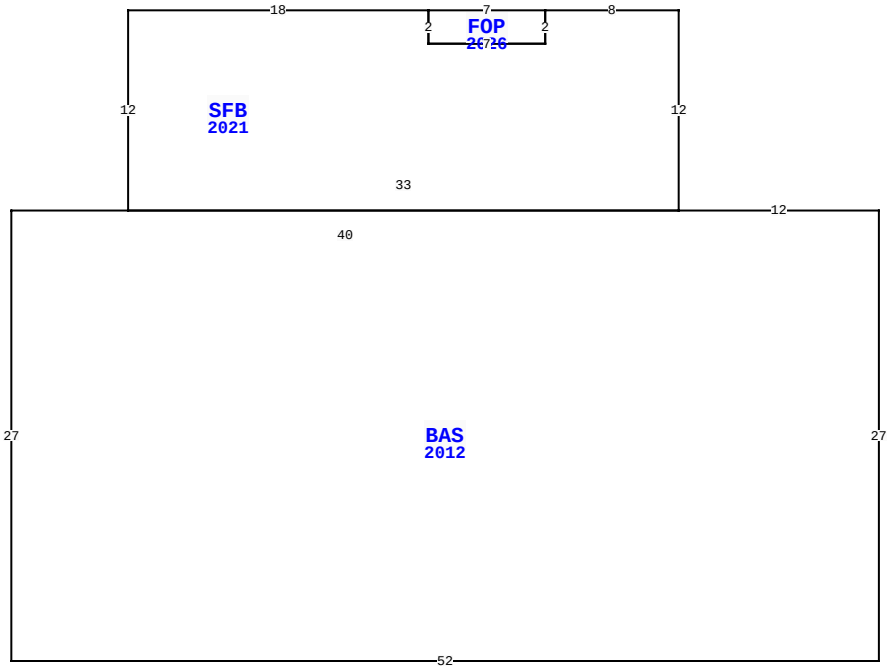
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2012	1,404	103,902
FOP	14	30	2026	4	296
SFB	382	80	2021	306	22,645
TOTALS	1,800			1,714	126,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	128.0400	108.83	186,535	2012	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2019 Heated Area: 1710 HX Base Yr 2019



54456 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		126,844
TOTAL MARKET OB/XF VALUE		8,401
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		185,245
SOH/AGL Deduction		72,546
ASSESSED VALUE		112,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,977
TOTAL JUST VALUE		185,245
NCON VALUE		4,441
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5417	CO ISSUED	0	08/13/2012
E25148	ELEC OTHER	0	06/01/2012
M17289	H/AC	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1779/0587	12/23/2011	QC	U	I	11	100
GRANTOR: HALE MARY REDDEN						
GRANTEE: DAVIES ABBY EDEN SH						
0920/1550	2/18/2000	WD	U	I	18	100
GRANTOR: REDDEN JAKE M & EDITH						
GRANTEE: HALE MARY REDDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W12 W40 S27 E52 N27 $
SFB=[YR=2021;ORIG=-12,0] N12 W8 S2 W7 N2 W18 S12 E33 $
FOP=[YR=2026;ORIG=-27,-12] E7 S2 W7 N2 $
.

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	0940	SHEDS/PORT	0	100	25	10	250.00	SF	30.00	30.00	100	2017	2017	3	74	5,550	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2019	2019	3	82	1,968	
3	0350	CARPORT WD	0	100	12	10	120.00	SF	8.97	8.97	100	2019	2019	3	82	883	

LAND DESCRIPTION

TOTAL OB/XF 8,401

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 12/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS