BLOCK 4 LOT 10
SHEFFIELD VILLAGE PB 5/28 & 29

PERRET MICHAEL E JR
615550 RIVER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

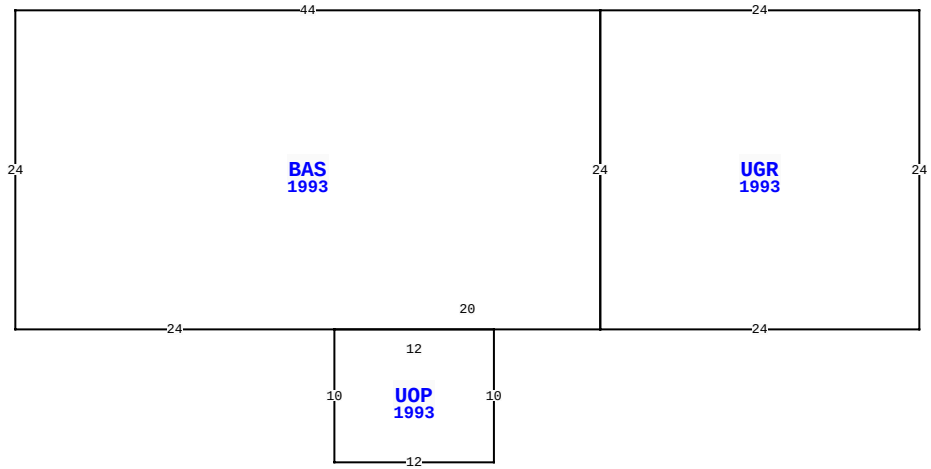
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	29,399
UGR	576	45	1993	259	7,211
UOP	120	25	1993	30	835
TOTALS	1,752			1,345	37,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,345	116.0000	92.80	124,816	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1056 HX Base Yr



54406 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	37,445
TOTAL MARKET OB/XF VALUE	1,646
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	89,091
SOH/AGL Deduction	1,672
ASSESSED VALUE	87,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,419
TOTAL JUST VALUE	89,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6337	XFOB	9,792	03/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/1591	1/31/2023	WD	U	I	37	77,400
GRANTOR: RECTOR PATRICIA A						
GRANTEE: PERRET MICHAEL E JR						
1271/1825	11/08/2004	WD	Q	I		71,100
GRANTOR: DUNLAP JOHN F & RUTH						
GRANTEE: RECTOR PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W44 S24 E24 UOP=[YR=1993] S10 E12 N10 W12$ E20 N24$ S24 E24 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	2,345.00	2,345.00	100	1985	1985	3	56	1,313	
2	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	1990	1990	3	57	333	

LAND DESCRIPTION

TOTAL OB/XF 1,646

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS