

BLOCK 4 LOT 13
IN OR 490 PG 995
SHEFFIELD VILLAGE PB 5/28 & 29

BROUGHTON EMILY C
54312 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0130



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
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	1,649	100	1993	1,649	162,668
FGR	294	55	1993	162	15,981
FOP	136	30	1993	41	4,044
FOP	100	30	1995	30	2,959
FSP	170	40	2002	68	6,708
TOTALS	2,349			1,950	192,360

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	2,575.00	SF	4.00	4.00
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50
3	0940	SHEDS/PORT	0	100	16	9	144.00	SF	30.00	30.00
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00
5	0861	POOL GUNIT	0	100	10	20	200.00	SF	85.00	85.00
6	0911	SCRN RM A	0	100	17	29	493.00	SF	17.50	17.50
7	0845	KOOL DECK	0	100	0	0	293.00	SF	7.25	7.25
8	0811	CONCRETE B	0	100	0	0	530.00	SF	5.20	5.20

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM
0100	01	1,950	120.3048	120.30	234,585	1991	2000	0	0	18.00
1 SINGLE FAM - 100% - 2009										
Heated Area: 1649										
HX Base Yr 2009										
54312 DORNBUSH RD, CALLAHAN										
BLD DATE XF DATE INC DATE										
LGL DATE LAND DATE AG DATE										
03/31/2025 MLU										

TOTAL OB/XF										
18,187										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	2,575.00	SF	4.00	4.00
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1	000100	C	RES	100		OR	0.00	0.00	1.00	LT

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
Tax Group: 6										
Tax Dist:										
BUILDING MARKET VALUE										
192,360										
TOTAL MARKET OB/XF VALUE										
18,187										
TOTAL LAND VALUE - MARKET										
50,000										
TOTAL MARKET VALUE										
260,547										
SOH/AGL Deduction										
125,644										
ASSESSED VALUE										
134,903										
TOTAL EXEMPTION VALUE										
HX HB										
50,722										
BASE TAXABLE VALUE										
84,181										
TOTAL JUST VALUE										
260,547										
NCON VALUE										
0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										
247,885										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952005	XFOB	2,900	06/01/1995
B952008	ADDITION	596	06/01/1995
B951850	SWIM POOL	12,980	04/01/1995
7450	NEW CONSTR	56,990	08/12/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0490/0995	6/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						
0418/0161	4/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES										
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BUILDING DIMENSIONS										
FOP=[YR=1995] W25 FSP=[YR=2002] N6 W17 S10 BAS=[YR=1993] W25 S29 E25 FOP=[YR=1993] S8 E17 N8 W17 \$ E28 FGR=[YR=1993] E14 N21 W14 S21 \$ N21 E14 N8 W42 \$ E17 N4 \$ S4 E25 N4 \$.										