BLOCK 4 LOT 15
SHEFFIELD VILLAGE PB 5/28 & 29

SMYTH DAVID W & LALITA
54256 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

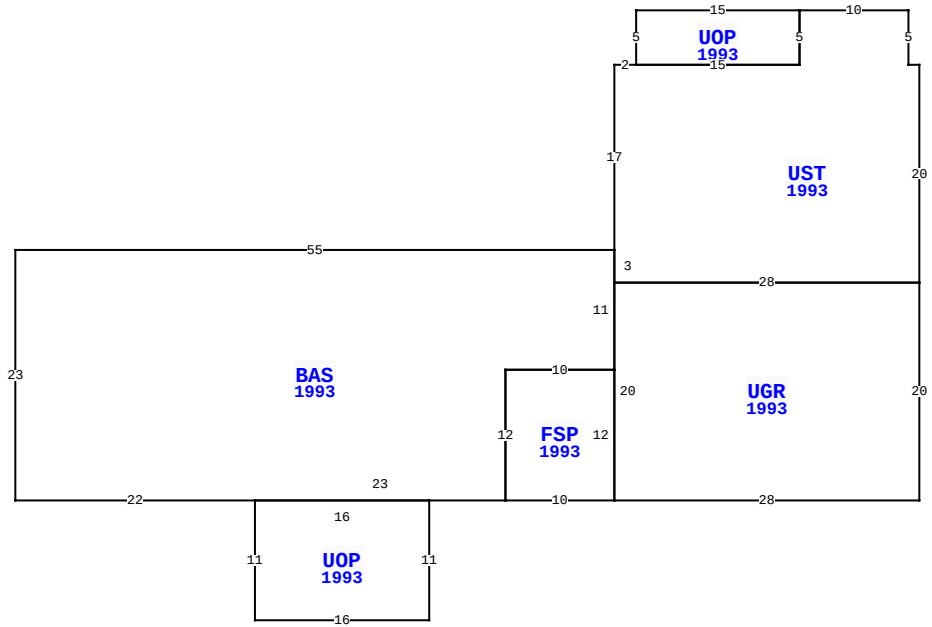
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100	1993	1,145	80,792
FSP	120	60	1993	72	5,081
UGR	560	45	1993	252	17,781
UOP	75	25	1993	19	1,341
UOP	176	25	1993	44	3,105
UST	610	55	1993	336	23,708
TOTALS	2,686			1,868	131,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,868	117.6000	94.08	175,741	1984	2015	0	0	0	25.00	75.00

1 M/H 93- – 100% - 2021 Heated Area: 1145 HX Base Yr 2021



54256 DORNBUSH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,806
TOTAL MARKET OB/XF VALUE		11,109
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		192,915
SOH/AGL Deduction		24,966
ASSESSED VALUE		167,949
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		112,227
TOTAL JUST VALUE		192,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006122	REPAIR/RRF	26,000	07/01/2019
4403	GARAGE	8,865	10/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/1569	8/23/2019	WD	Q	I	01	149,900
GRANTOR: WILLIAMS KARLA GILLEY						
GRANTEE: SMYTH DAVID W & LAL						
1365/0133	11/04/2005	QC	Q	I	01	100
GRANTOR: WILLIAMS JAMES LEWIS						
GRANTEE: WILLIAMS KARLA GILL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W15 S5 UST=[YR=1993] W2 S17 BAS=[YR=1993] W55 S23 E22 UOP=[YR=1993] S11 E16 N11 W16 $ E23 FSP=[YR=1993] E10 N12 W10 S12 $ N12 E10 N11 $ S3 UGR=[YR=1993] S20 E28 N20 W28 $ E28 N20 W1 N5 W10 S5 W15 $ E15 N5 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1984	1984	3	41	171	
3	1242	WD DECK A	0	100	0	0	1,160.00	SF	10.00	10.00	100	2018	2018	3	78	9,048	

LAND DESCRIPTION

TOTAL OB/XF 11,109

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS