BLOCK 4 LOT 17
IN OR 2692/1885
SHEFFIELD VILLAGE PB 5/28 & 29

REED ANDREW MATTHEW
54200 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

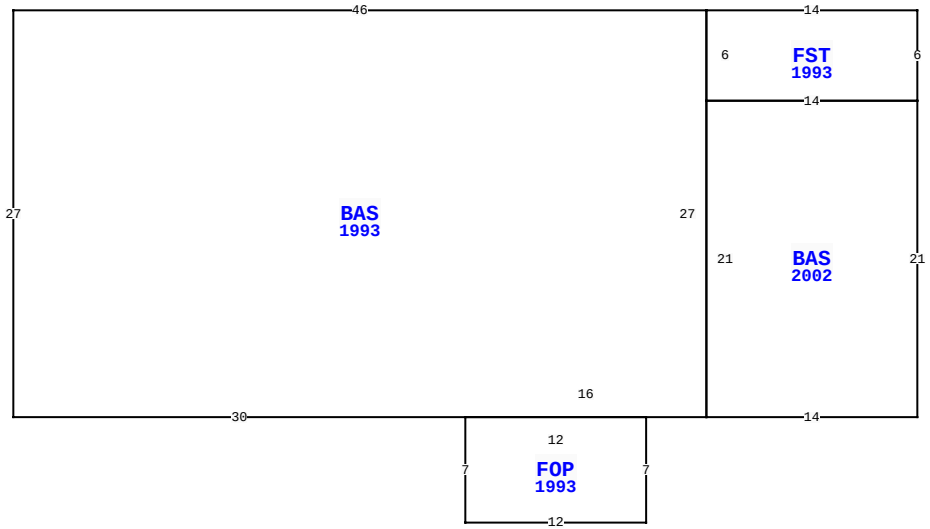
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1993	1,242	113,221
BAS	294	100	2002	294	26,801
FOP	84	30	1993	25	2,279
FST	84	55	1993	46	4,194
TOTALS	1,704			1,607	146,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	113.9544	113.95	183,118	1984	1984	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1536 HX Base Yr 2025



54200 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		146,494
TOTAL MARKET OB/XF VALUE		1,541
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		198,035
SOH/AGL Deduction		0
ASSESSED VALUE		198,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,313
TOTAL JUST VALUE		198,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1885	2/02/2024	WD	U	I	37	155,000
GRANTOR: LOVE STEVEN J						
GRANTEE: REED ANDREW MATTHEW						
2100/1226	7/19/2016	QC	U	I	11	100
GRANTOR: PRICE TERESA						
GRANTEE: LOVE STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W46 S27 E30 FOP=[YR=1993] S7 E12 N7 W12 $ E16 BAS=[YR=2002] E14 N21 W14 S21 $ N27 $ S6 E14 N6 $.

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	0681	POLE SHED	0	100	15	15	225.00	SF	15.00	15.00	100	2003	2003	3	30	1,013	
2	0751	UOP	0	100	5	10	50.00	SF	10.00	10.00	100	2003	2003	3	30	150	
3	0810	CONCRETE A	0	100	0	0	71.00	SF	6.50	6.50	100	2003	2003	3	82	378	

LAND DESCRIPTION

TOTAL OB/XF 1,541

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		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