BLOCK 4 LOT 18
IN OR 511 PG 319
SHEFFIELD VILLAGE PB 5/28 & 29

BROWN TAMI D
54112 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

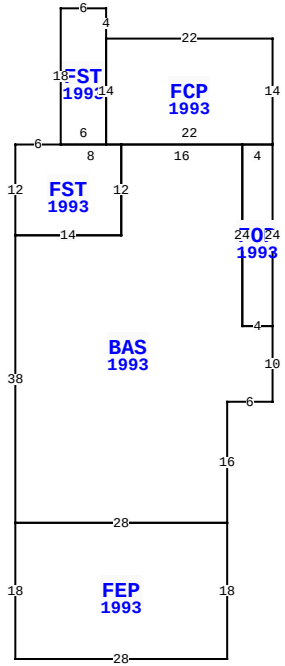
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,340	100	1993	1,340	112,482
FCP	308	25	1993	77	6,463
FEP	504	80	1993	403	33,828
FOP	96	30	1993	29	2,435
FST	108	55	1993	59	4,953
FST	168	55	1993	92	7,723
TOTALS	2,524			2,000	167,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,000	109.3680	109.37	218,740	1954	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1340 HX Base Yr



54148 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	167,883
TOTAL MARKET OB/XF VALUE	12,834
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	230,717
SOH/AGL Deduction	0
ASSESSED VALUE	230,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,717
TOTAL JUST VALUE	230,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/0346	8/04/2022	FJ	U	I	11	0
GRANTOR: HYSER MONTANA R EST						
GRANTEE: BROWN TAMI D						
0511/0319	2/20/1987	WD	Q	I		47,500
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: HYSER MONTANA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W22 FST=[YR=1993] N4 W6 S18 FST=[YR=1993] W6 S12 BAS=[YR=1993] S38 FEP=[YR=1993] S18 E28 N18 W28$ E28 N16 E6 N10 FOP=[YR=1993] N24 W4 S24 E4$ W4 N24 W16 S12 W14 $ E14 N12 W8$ E6 N14 $ S14 E22 N14$.

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	0861	POOL GUNIT	0	0	16	24	384.00	SF	85.00	85.00	100	1983	1983	3	20	6,528	
2	0803	ASPHALT C	0	0	137	12	1,644.00	SF	2.00	2.00	100	1984	1984	3	50	1,644	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	
4	0845	KOOL DECK	0	0	6	100	600.00	SF	7.25	7.25	100	1990	1990	3	57	2,480	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 12,834

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS