BLOCK 6 LOT 27
SHEFFIELD VILLAGE PB 5/28 & 29

HORTON DEBORAH
54417 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0006-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

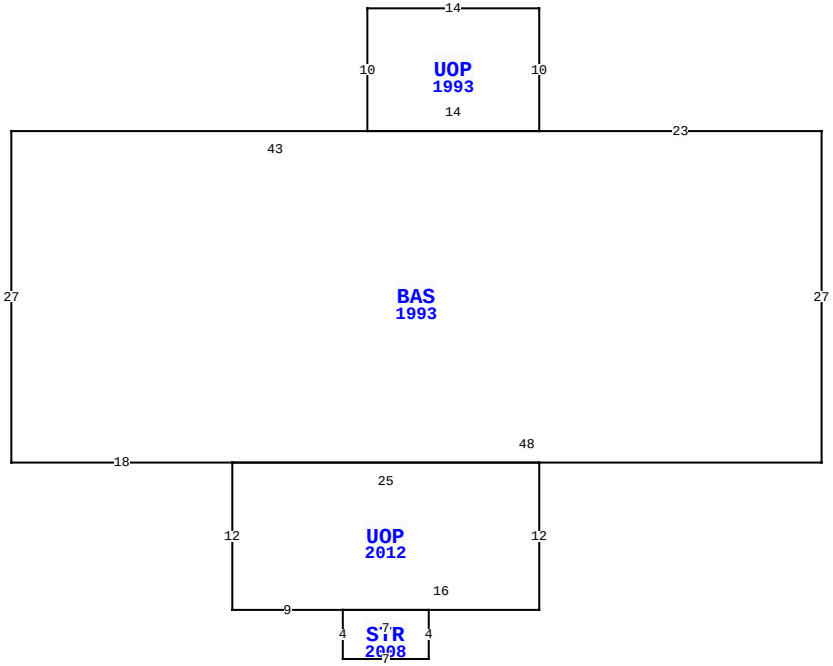
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	1,782	100	1993	1,782	203,520
STR	28	10	2008	3	343
UOP	140	25	1993	35	3,998
UOP	300	25	2012	75	8,566
TOTALS	2,250			1,895	216,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,895	150.2800	120.22	227,817	1988	2020	0	0	0	5.00	95.00

1 M/H 93- – 100% - 2022 Heated Area: 1782 HX Base Yr 2022



54417 DORNBUSH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,426
TOTAL MARKET OB/XF VALUE		7,777
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		274,203
SOH/AGL Deduction		73,414
ASSESSED VALUE		200,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,067
TOTAL JUST VALUE		274,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25444	ADDITION	0	12/01/2011
B22659	XFOB	2,880	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0138	10/28/2021	TD	Q	I	01	219,000
GRANTOR: JANUARY 22 2021 LAND						
GRANTEE: HORTON DEBORAH						
2434/0719	2/04/2021	CT	U	I	18	48,800
GRANTOR: CLERK OF COURT						
GRANTEE: JANUARY 22 2021 LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1993] N10 W14 S10 E14$ W43 S27 E18 UOP=[YR=2012] S12 E9 STR=[YR=2008] S4 E7 N4 W7$ E16 N12 W25$ E48 N27$.

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	1988	1988	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	2,261.00	SF	4.00	4.00	100	1992	1992	3	62	5,607	

LAND DESCRIPTION

TOTAL OB/XF 7,777

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 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