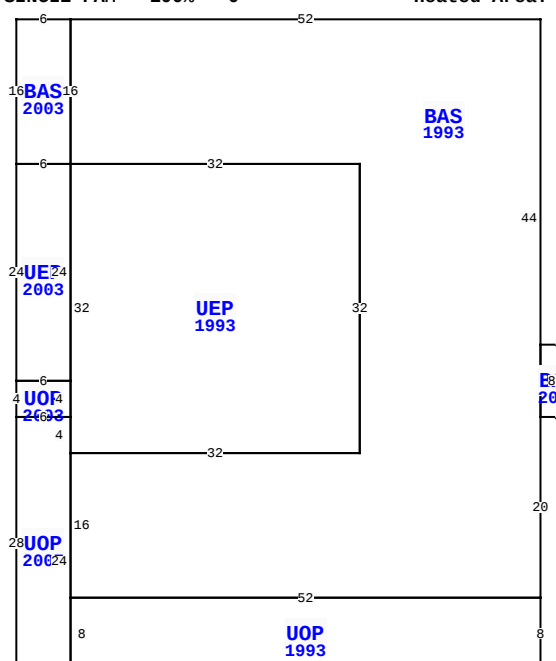


SHEARER FRANK R & BETTY C
54085 DORNBUSH ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0008-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	08	WD ON PLY 80								0100	01	3,254	72.5880	72.59	236,208	1985	1985		0	40		0	29.20	30.80	VALUATION BY STANDARD							
Exterior Wall	02	WALL BOARD 20								1 SINGLE FAM - 100% - 0										Heated Area: 2432 HX Base Yr 1988												
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE 72,752												
Roof Cover	03	COMP SHNGL 80																		TOTAL MARKET OB/XF VALUE 6,462												
Roof Cover	02	ROLL COMP 20																		TOTAL LAND VALUE - MARKET 50,000												
Interior Wall	04	PLYWOOD 50																		TOTAL MARKET VALUE 129,214												
Interior Wall	05	DRYWALL 50																		SOH/AGL Deduction 68,369												
Interior Floo	09	PINE WOOD 50																		ASSESSED VALUE 60,845												
Interior Floo	14	CARPET 50																		TOTAL EXEMPTION VALUE HX HB 35,845												
Air Condition	01	NONE 100																		BASE TAXABLE VALUE 25,000												
Heating Type	03	FORCED AIR 100																		TOTAL JUST VALUE 129,214												
Bedrooms		4 100																		NCON VALUE 0												
Bathrooms		1.5 100								INCOME VALUE																						
Frame	02	WOOD FRAME 100								PREVIOUS YEAR MKT VALUE 122,256																						
Stories	1.	1. 100																														
Units	0	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	2,304	100	1993	2,304	51,512																											
BAS	32	100	2003	32	715																											
BAS	96	100	2003	96	2,146																											
UEP	1,024	60	1993	614	13,728																											
UEP	144	60	2003	86	1,923																											
UOP	416	20	1993	83	1,856																											
UOP	24	20	2003	5	112																											
UOP	168	20	2007	34	760																											
TOTALS	4,208			3,254	72,752																											
EXTRA FEATURES					54085 DORN BUSH RD, CALLAHAN																											
L N	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	1990	1990	3	66	2,310																
2	0350	CARPORT WD	0	100	17	11	187.00	SF	13.00	13.00	100	2005	2005	3	22	535																
3	0940	SHEDS/PORT	0	100	17	16	272.00	SF	30.00	30.00	100	2005	2005	3	22	1,795																
4	0940	SHEDS/PORT	0	100	11	16	176.00	SF	30.00	30.00	100	2005	2005	3	22	1,162																
5	0940	SHEDS/PORT	0	100	0	0	50.00	SF	30.00	30.00	100	2005	2005	3	22	330																
6	0940	SHEDS/PORT	0	100	0	0	50.00	SF	30.00	30.00	100	2005	2005	3	22	330																
LAND DESCRIPTION TOTAL OB/XF 6,462																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																