

BLOCK 8 LOT 15
IN OR 745 PG 1000
SHEFFIELD VILLAGE PB 5/28 & 29

BENNETT GAIL F & RANDY J
54149 DORNBUSH ROAD
CALLAHAN, FL 32011-9205

2025

37-1N-25-299S-0008-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
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
BAS	1,350	100
FOP	32	30
TOTALS	1,382	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,360	109.0000	109.00	148,240	1995	1995	0	0	14.25	85.75	
1 SINGLE FAM - 100% - 1996												
Heated Area: 1350												
HX Base Yr 1996												
BAS 1995												
FOP 1995												
54149 DORNBUSH RD, CALLAHAN												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
03/31/2025 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0351	CARPORT MT	0 100	32	32	1,024.00	SF	10.00	10.00	100	1987	1987
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995

Q	% COND	OB/XF MKT VALUE	NOTES
3	20	2,048	
3	76	2,660	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
4,708		50,000.00	50,000.00	50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				127,116			
TOTAL MARKET OB/XF VALUE				4,708			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				181,824			
SOH/AGL Deduction				85,018			
ASSESSED VALUE				96,806			
TOTAL EXEMPTION VALUE				50,722			
BASE TAXABLE VALUE				46,084			
TOTAL JUST VALUE				181,824			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				171,207			
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