BLOCK 8 LOT 16
IN OR 1949/669
SHEFFIELD VILLAGE PB 5/28 & 29

HOGAN MATTHEW EUGENE
54179 DORNBUSH RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0008-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

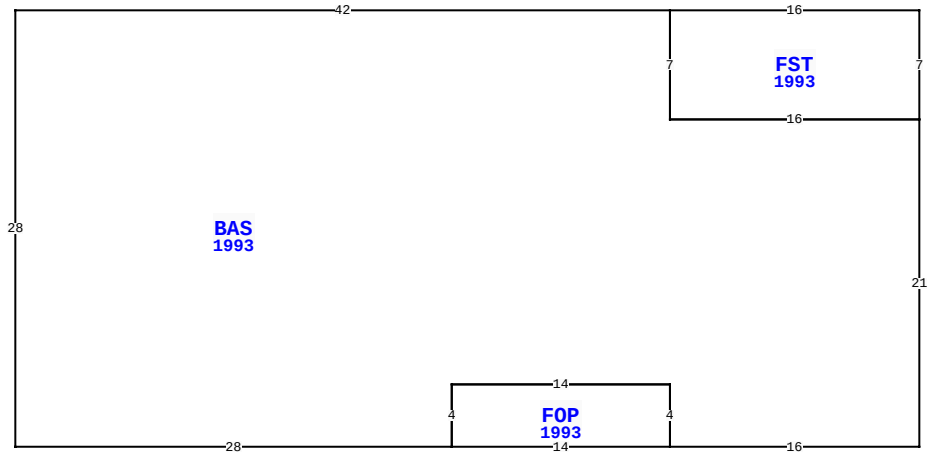
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	125,537
FOP	56	30	1993	17	1,465
FST	112	55	1993	62	5,345
TOTALS	1,624			1,535	132,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	103.7340	103.73	159,226	1985	1990	0	0	0	16.88	83.12

1 SINGLE FAM – 100% - 2015 Heated Area: 1456 HX Base Yr 2015



54179 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		132,349
TOTAL MARKET OB/XF VALUE		1,224
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		183,573
SOH/AGL Deduction		76,349
ASSESSED VALUE		107,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,502
TOTAL JUST VALUE		183,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11564	XFOB	2,700	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0669	11/20/2014	WD	Q	I	01	134,500
GRANTOR: ALTSTATT NICOLE S & W						
GRANTEE: HOGAN MATTHEW						
1917/0320	4/04/2014	QC	U	I	11	100
GRANTOR: ALSTATT SAMUEL D						
GRANTEE: ALSTATT NICOLE S						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W16 BAS=[YR=1993] W42 S28 E28 FOP=[YR=1993] E14 N4 W14 S4$ N4 E14 S4 E16 N21 W16 N7$ S7 E16 N7$.

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	0351	CARPORT MT	0	100	18	10	180.00	SF	4.00	4.00	100	2003	2003	3	20	144	
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	2003	2003	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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