



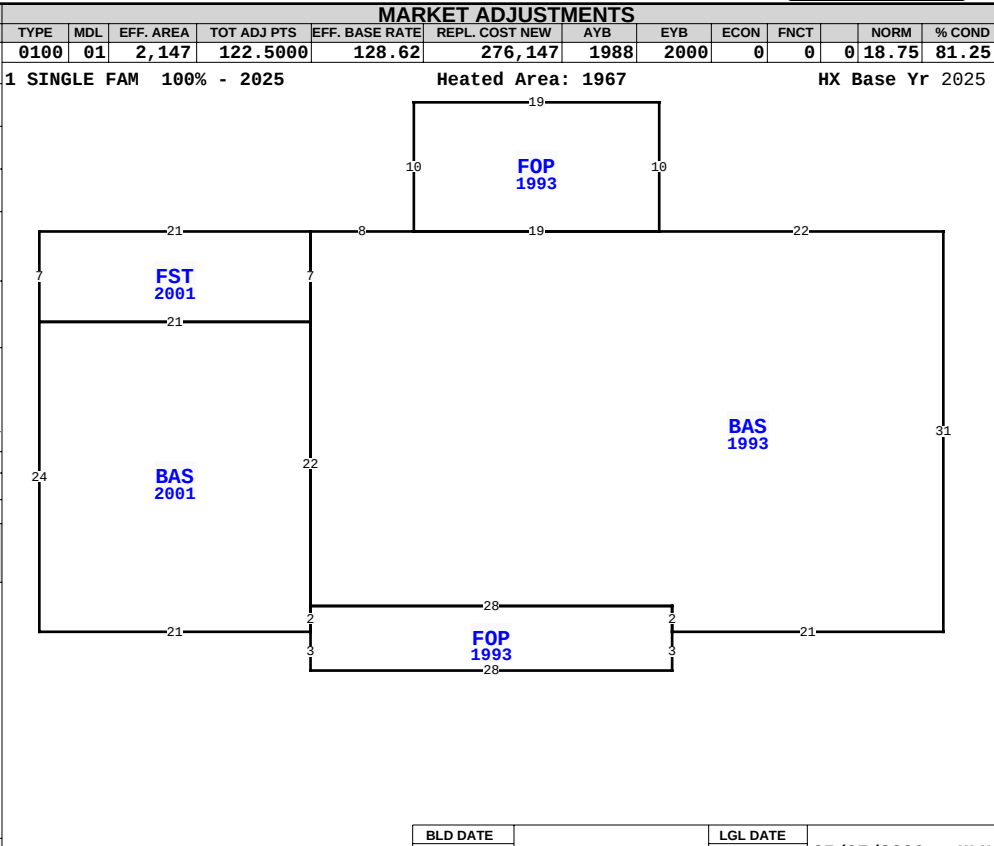
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
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	1,463	100	1993	1,463	152,889
BAS	504	100	2001	504	52,670
FOP	140	30	1993	42	4,389
FOP	190	30	1993	57	5,956
FST	147	55	2001	81	8,465
TOTALS	2,444			2,147	224,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



54694 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,200									

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE				224,369			
TOTAL MARKET OB/XF VALUE				1,200			
TOTAL LAND VALUE - MARKET				51,000			
TOTAL MARKET VALUE				276,569			
SOH/AGL Deduction				0			
ASSESSED VALUE				276,569			
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE				225,158			
TOTAL JUST VALUE				276,569			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				270,421			