

BLOCK 4 LOT 2
IN OR 2407/374
SHEFFIELD VILLAGE PB 5/28 & 29

WEST CODY & KRISTEN
54668 DORNBUSH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	03	CONC FINSH 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. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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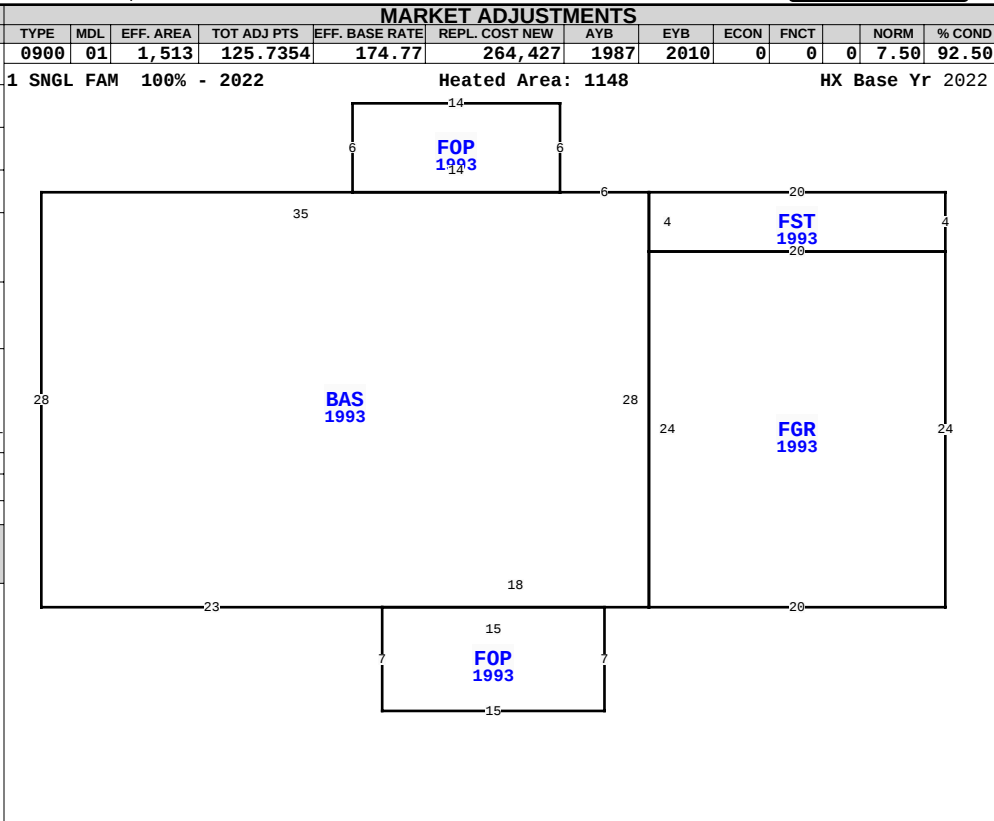
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	185,588
FGR	480	55	1993	264	42,679
FOP	84	30	1993	25	4,041
FOP	105	30	1993	32	5,174
FST	80	55	1993	44	7,113

TOTALS	1,897			1,513	244,595
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	18.30	18.30	
5	1242	WD DECK A	0	100	0	0	942.00	SF	10.00	10.00	
6	0350	CARPORT WD	0	100	30	11	330.00	SF	13.00	13.00	

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

REVIEW DATE	01/01/2023	BY	CD
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54668 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	18.30	18.30	100	1995	1995	3	20	351	
5	1242	WD DECK A	0	100	0	0	942.00	SF	10.00	10.00	100	2000	2000	3	20	1,884	
6	0350	CARPORT WD	0	100	30	11	330.00	SF	13.00	13.00	100	1995	1995	3	20	858	

TOTAL OB/XF											
3,093											

Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0	Common: 51,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	244,595		
TOTAL MARKET OB/XF VALUE	3,093		
TOTAL LAND VALUE - MARKET	51,000		
TOTAL MARKET VALUE	298,688		
SOH/AGL Deduction	62,132		
ASSESSED VALUE	236,556		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	185,145		
TOTAL JUST VALUE	298,688		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	290,031		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3911	N/A	32,592	02/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2407/0374	11/06/2020	WD	Q	I	01	230,000	
GRANTOR: CARD KAREN LYNN							
GRANTEE: WEST CODY & KRISTEN							
1412/1137	5/17/2006	QC	Q	I	01	35,200	
GRANTOR: CARD CLARENCE JACOB							
GRANTEE: CARD KAREN LYNN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W20 BAS=[YR=1993] W6 FOP=[YR=1993] N6 W14 S6 E14\$ W35 S28 E23 FOP=[YR=1993] S7 E15 N7 W15\$ E18 FGR=[YR=1993] E20 N24 W20 S24\$ N28\$ S4 E20 N4\$.											