BLOCK 4 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

SANDEL EDWIN R & DONNA LURIE L/E/
54644 DORNBUSH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

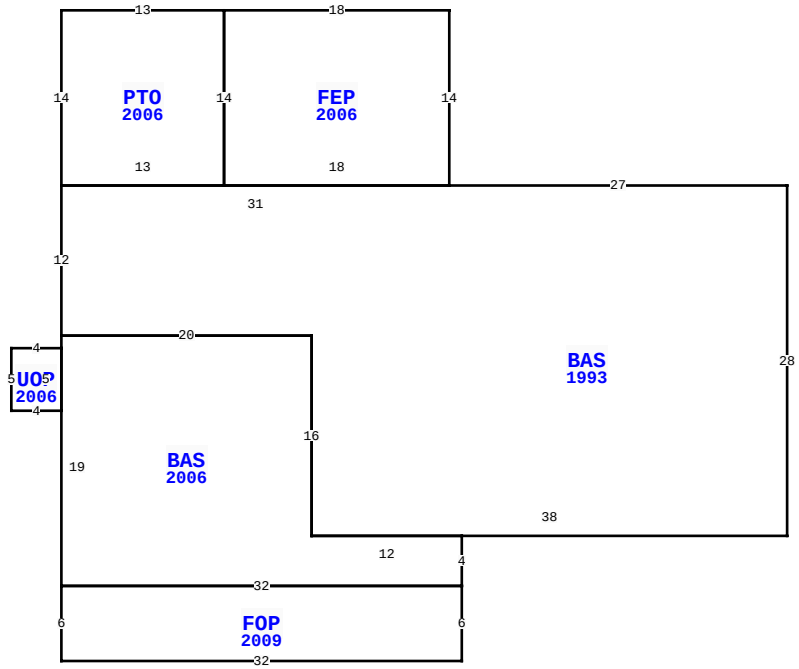
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1993	1,304	115,196
BAS	448	100	2006	448	39,577
FEP	252	80	2006	202	17,845
FOP	192	30	2009	58	5,124
PTO	182	5	2006	9	795
UOP	20	20	2006	4	354
TOTALS	2,398			2,025	178,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	98.9800	103.93	210,458	1988	1995	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 0 Heated Area: 1752 HX Base Yr 1993



54644 DORNBUSH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,889
TOTAL MARKET OB/XF VALUE		2,856
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		232,745
SOH/AGL Deduction		98,875
ASSESSED VALUE		133,870
TOTAL EXEMPTION VALUE	HX HB SL	133,870
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		232,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22742	XFOB	600	08/01/2009
B19691	ADDITION	2,000	04/01/2007
R10239	REPAIR/RRF	4,000	04/01/2007
B0108085	ADDITION	10,584	03/01/2001
2457	H/AC	0	02/10/2988
4532	NEW CONSTR	46,584	12/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/300	10/10/2025	WD	U	I	11	100
GRANTOR: SANDEL EDWIN R & DONN						
GRANTEE: SANDEL EDWIN MARK						
0658/0339	5/13/1992	WD	Q	I		66,000
GRANTOR: HARVELL ROSCOE & S T						
GRANTEE: SANDEL EDWIN & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FEP=[YR=2006] N14 W18 PTO=[YR=2006] W13 S14 E13 N14$ S14 E18$ W31 S12 BAS=[YR=2006] S1 UOP=[YR=2006] W4 S5 E4 N5$ S19 FOP=[YR=2009] S6 E32 N6 W32$ E32 N4 W12 N16 W20$ E20 S16 E38 N28$.

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
2	1242	WD DECK A	0	100	10	14	140.00	SF	10.00	10.00	100	1994	1994	3	20	280	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	24.85	24.85	100	2006	2006	3	36	2,576	

LAND DESCRIPTION

TOTAL OB/XF 2,856

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	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS