BLOCK 4 LOT 9
IN OR 511 PG 682
SHEFFIELD VILLAGE PB 5/28 & 29

COOLEY RICHARD A & KATHRYN T
54430 DORNBUSH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

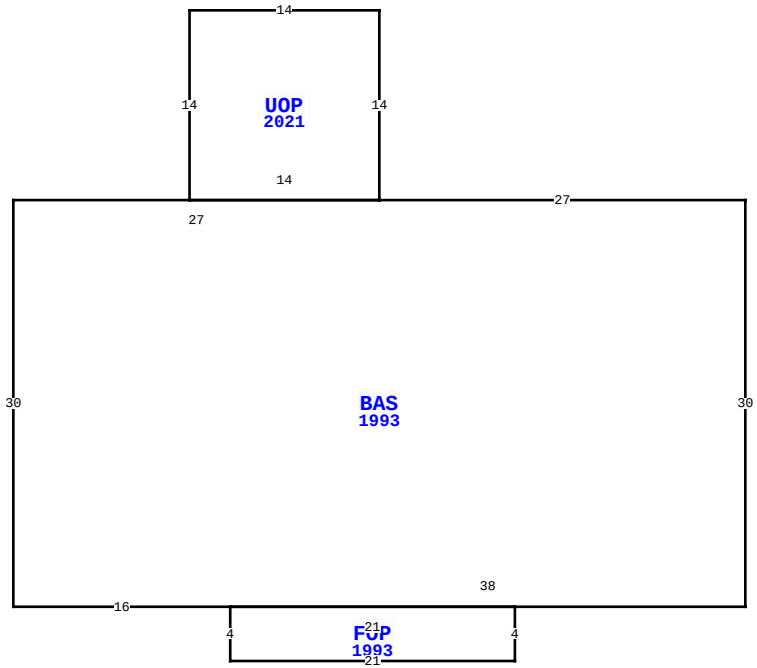
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,620	100	1993	1,620	191,966
FOP	84	30	1993	25	2,963
UOP	196	20	2021	39	4,621
TOTALS	1,900			1,684	199,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	110.0000	152.90	257,484	1990	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 0 Heated Area: 1620 HX Base Yr 1987



54430 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		199,550
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		250,550
SOH/AGL Deduction		134,817
ASSESSED VALUE		115,733
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		14,322
TOTAL JUST VALUE		250,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013320	ADDITION	5,025	09/30/2021
R1313572	REPAIR/RRF	7,560	07/01/2013
7106	NEW CONSTR	2,200	12/06/1990
3607	H/AC	2,500	11/26/1990
3990	NEW CONSTR	3,000	07/16/1990
6604	NEW CONSTR	49,544	07/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0511/0682	2/25/1987	WD	Q	V		9,300
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: COOLEY RICHRD & K T						
0411/0472	2/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2021] N14 W14 S14 E14$ W27 S30 E16
FOP=[YR=1993] S4E21 N4 W21$ E38 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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