

REED ANDREW MATTHEW
54200 DORNBUSH RD
CALLAHAN, FL 32011

37-1N-25-299S-0004-0170

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0315 CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy03051311030403010600COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 60 CLAY TILE 40 CENTRAL 100 AIR DUCTED 1003 1002 100MASONRY 1001. 1. 1000 100DIST 1D 100NONE 100

Quality0404Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,24210019931,242118,141BAS294100200229427,966FOP84301993252,378FST84551993464,376

TOTALS1,7041,607152,861

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCT% COND

0100011,607113.9544119.65192,278198419840020.5079.50

1 SINGLE FAM 100% - 2025Heated Area: 1536HX Base Yr 2025

FST
1993

BAS
1993

FOP
1993

Basement Footing

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

152,8611,12451,000204,9851,603203,38256,411146,971204,9850198,035

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE

2692/18852/02/2024WDUII37155,000

GRANTOR: LOVE STEVEN JGRANTEE: REED ANDREW MATTHEW2100/12267/19/2016QCUIII11100GRANTOR: PRICE TERESA GRANTEE: LOVE STEVEN

Building Notes

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W46 S27 E30 FOP=[YR=1993]
S7 E12 N7 W12 \$ E16 BAS=[YR=2002] E14 N21 W14 S21 \$ N27 \$ S6
E14 N6 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00LT1.001.001.0051,000.0051,000.0051,000

EXTRA FEATURES

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

54200 DORN BUSH RD, CALLAHAN05/07/2026MLU

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

15.0010020032003329979

10.0010020032003329145

REVIEW DATE

BYCD

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