BLOCK 4 LOT 20
IN OR 1538/226
SHEFFIELD VILLAGE PB 5/28 & 29

PERRY BRIAN CRAIG
54086 DORNBURSH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0004-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

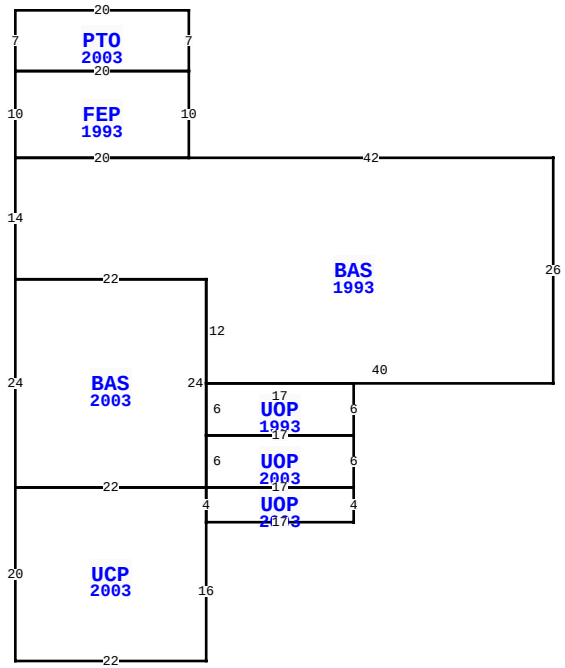
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	1,348	100	1993	1,348	127,454
BAS	528	100	2003	528	49,923
FEP	200	80	1993	160	15,128
PTO	140	5	2003	7	662
UCP	440	20	2003	88	8,320
UOP	102	20	1993	20	1,891
UOP	68	20	2003	14	1,324
UOP	102	20	2003	20	1,891
TOTALS	2,928			2,185	206,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	107.2000	112.56	245,944	1985	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2008 Heated Area: 1876 HX Base Yr 2008



54086 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		206,593
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		259,483
SOH/AGL Deduction		109,747
ASSESSED VALUE		149,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,325
TOTAL JUST VALUE		259,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1112	12/06/2007	CT	Q	I	06	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						
1538/0226	11/29/2007	WD	Q	I	05	160,000
GRANTOR: U S BANK NA						
GRANTEE: PERRY BRIAN CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FEP=[YR=1993] N10 PTO=[YR=2003] N7 W20 S7 E20 $ W20 S10 E20 $ W20 S14 BAS=[YR=2003] S24 UCP=[YR=2003] S20 E22 N16 UOP=[YR=2003] E17 N4 UOP=[YR=2003] N6 UOP=[YR=1993] N6 W17 S6 E17 $ W17 S6 E17 $ W17 S4 $ N4 W22 $ E22 N24 W22 $ E22 S12 E40 N26 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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		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