

NEAVES AUSTIN LEE & ELIZABETH B
54436 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0002-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																											
ELEMENT	CD	30	VINYL 100	0800	02	1,216	126.5000	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																																																														
Exterior Wall	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023										Heated Area: 1216										HX Base Yr																																																								
Roof Structure	03	COMP SHNGL 100	76 16 BAS 1998 76 16										BUILDING MARKET VALUE										62,453																																																								
Roof Cover	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										1,000																																																								
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										45,000																																																								
Interior Floor	13	LVT/LAMNT 100											TOTAL MARKET VALUE										108,453																																																								
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										0																																																								
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										108,453																																																								
Bedrooms	2	100											TOTAL EXEMPTION VALUE										0																																																								
Bathrooms	2	100											BASE TAXABLE VALUE										108,453																																																								
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										108,453																																																								
Stories	1.	1. 100											NCON VALUE										0																																																								
Units		0 100	INCOME VALUE																																																																												
Quality										04 Quality Level 04										BLDG:1:4: 1997 (1999)																																																											
DOR CODE										0200 MOBILE HOME										BLDG:1:3: RP: 673792																																																											
MAP NUM										MKT AREA										BLDG:1:1: SW/MH/ID FLHML3B121215925																																																											
NEIGHBORHOOD/LOC										8026.00																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										PERMIT NUM										DESCRIPTION										AMT										ISSUED																																			
BAS	1,216	100	1,216	62,453										R2305578										ROOF										2,495										04/28/2023																																			
TOTALS										1,216										1,216										62,453										MH971995										MH MOVE-ON										0										11/01/1997									
EXTRA FEATURES										54436 ARMSTRONG RD, CALLAHAN										BLD DATE										LGL 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	LAND DATE																																																														
1	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2010	2010	3	50	1,000		AG DATE																																																													
LAND DESCRIPTION <th colspan="10">TOTAL OB/XF</th> <th colspan="10">1,000</th> <th colspan="10">SALES DATA</th>										TOTAL OB/XF										1,000										SALES DATA																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																							
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																																														
REVIEW DATE 10/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																																																																															