

BLOCK 2 LOT 13
IN OR 2216/1962
SHEFFIELD VILLAGE PB 5/28 & 29

COBB ARCHIE A JR & JESSICA S
54320 ARMSTRONG RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	61,760
UCP	529	20	106	5,246
UEP	264	70	185	9,155
UOP	136	25	34	1,683
UOP	288	25	72	3,563

TOTALS	2,465	1,645	81,407
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	30	24		720.00	SF 35.00	100	1985
2	0811	CONCRETE B	0	0	0	0		780.00	SF 5.20	100	1989
3	0812	CONCRETE C	0	0	0	0		5,304.00	SF 4.00	100	1993
4	0680	POLE SHED	0	0	26	12		312.00	SF 10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,645	135.9600	88.37	145,369	1984	2004	0	0	44.00	56.00
1 M/H 93- - 0% - 0											
Heated Area: 1248 HX Base Yr											

54320 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		81,407	
TOTAL MARKET OB/XF VALUE		23,502	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		149,909	
SOH/AGL Deduction		38,732	
ASSESSED VALUE		111,177	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,177	
TOTAL JUST VALUE		149,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974114	REPAIR/RRF	5,700	07/01/1997
7603	REPAIR/RRF	850	10/14/1991
6757	MH MOVE-ON	1,400	09/26/1990
6077	XFOB	2,431	10/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/1962	7/31/2018	WD	Q	I	02	95,000	
GRANTOR: WILLIAMS LAWTON & JEA							
GRANTEE: COBB ARCHIE A JR &							
1461/1472	11/28/2006	WD	Q	I		99,900	
GRANTOR: BALKCOM JIMMY K & SHE							
GRANTEE: WILLIAMS LAWTON & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2002] W24 UEP=[YR=2018] W22 S12 BAS=[YR=1993] W2 S3 UCP=[YR=1993] W23 S23 E23 N23\$ S23 E19 UOP=[YR=1993] S8 E17 N8 W17\$ E29 N26 W46\$ E22 N12\$ S12 E24 N12\$.											