BLOCK 2 LOT 14
IN OR 2053/260
SHEFFIELD VILLAGE PB 5/28 & 29

DEDMON LANCE C
54292 ARMSTRONG RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0002-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

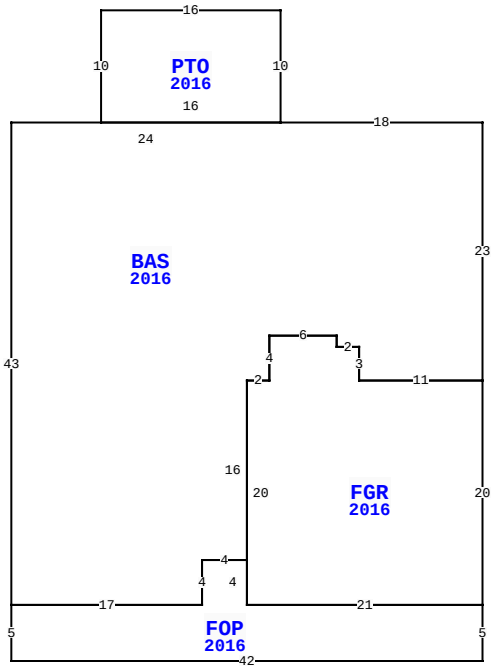
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	142,290
FGR	450	55	248	26,334
FOP	226	30	68	7,221
PTO	160	5	8	850
TOTALS	2,176		1,664	176,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	123.2000	111.19	185,020	2016	2016	0	0	0	4.50	95.50

2 SINGLE FAM – 100% - 2018 Heated Area: 1340 HX Base Yr 2018



54292 ARMSTRONG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,694
TOTAL MARKET OB/XF VALUE		13,794
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		235,488
SOH/AGL Deduction		79,731
ASSESSED VALUE		155,757
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		100,757
TOTAL JUST VALUE		235,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631975	CO ISSUED	0	05/23/2016
B1631975	NEW CONSTR	174,675	03/01/2016
B1428926	DEMOLITION	300	06/01/2014
7678	MH MOVE-ON	16,874	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/0260	6/14/2016	WD	Q	I	01	170,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DEDMON LANCE C & CA						
2053/0255	6/14/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH L						
GRANTEE: KENNETH I GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 PTO=[YR=2016] N10 W16 S10 E16$ W24 S43 FOP=[YR=2016] S5 E42 N5 FGR=[YR=2016] N20 W11 N3 W2 N1 W6 S4 W2 S20 E21$ W21 N4 W4 S4 W17$ E17 N4 E4 N16 E2 N4 E6 S1 E2 S3 E11 N23$.

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
2	0812	CONCRETE C	0	100	0	0	3,050.00	SF	4.00	4.00	100	2016	2016	3	97	11,834	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 13,794

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS