



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,655	100	1,655	215,922
FGR	450	55	248	32,356
FOP	85	30	26	3,392
PTO	156	5	8	1,044

TOTALS	2,346		1,937	252,714
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	2,385.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0	100	0	46.00	LF	32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE	02/10/2021	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	120.7360	143.37	277,708	1995	2010	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2021												
Heated Area: 1655												
HX Base Yr 2021												

54071 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG 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
1	0812	CONCRETE C	0	100	0	2,385.00	SF	4.00	4.00	100	2012	2012	3	94	8,968	
2	0476	VF 6 SBPL	0	100	0	46.00	LF	32.00	32.00	100	2020	2020	3	98	1,443	

TOTAL OB/XF															
10,411															

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		252,714	
TOTAL MARKET OB/XF VALUE		10,411	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		308,125	
SOH/AGL Deduction		80,285	
ASSESSED VALUE		227,840	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		177,840	
TOTAL JUST VALUE		308,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,827	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26469	ADDITION	2,200	09/03/2012
B941199	NEW CONSTR	67,235	10/01/1994
B941199	NEW CONSTR	70,535	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2342/0240	2/26/2020	WD	Q	I	02	230,000	
GRANTOR: LUEDERS JUSTIN G & JA							
GRANTEE: HENDRIX AUSTIN L &							
1724/0505	2/11/2011	WD	Q	I	02	129,000	
GRANTOR: NELSON SOPHIA E							
GRANTEE: LUEDERS JUSTIN GEOR							

BUILDING NOTES															

BUILDING DIMENSIONS															
FGR=[YR=1995] W15 BAS=[YR=1995] W8 PTO=[YR=2010] N12 W13 S12 E13\$ W50 S30 E41 FOP=[YR=1995] E17 N5 W17 S5\$ N5 E17 N25\$ S30 E15 N30\$.															

Common:	45,000	PRINTED 08/02/2023 BY SYS
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