



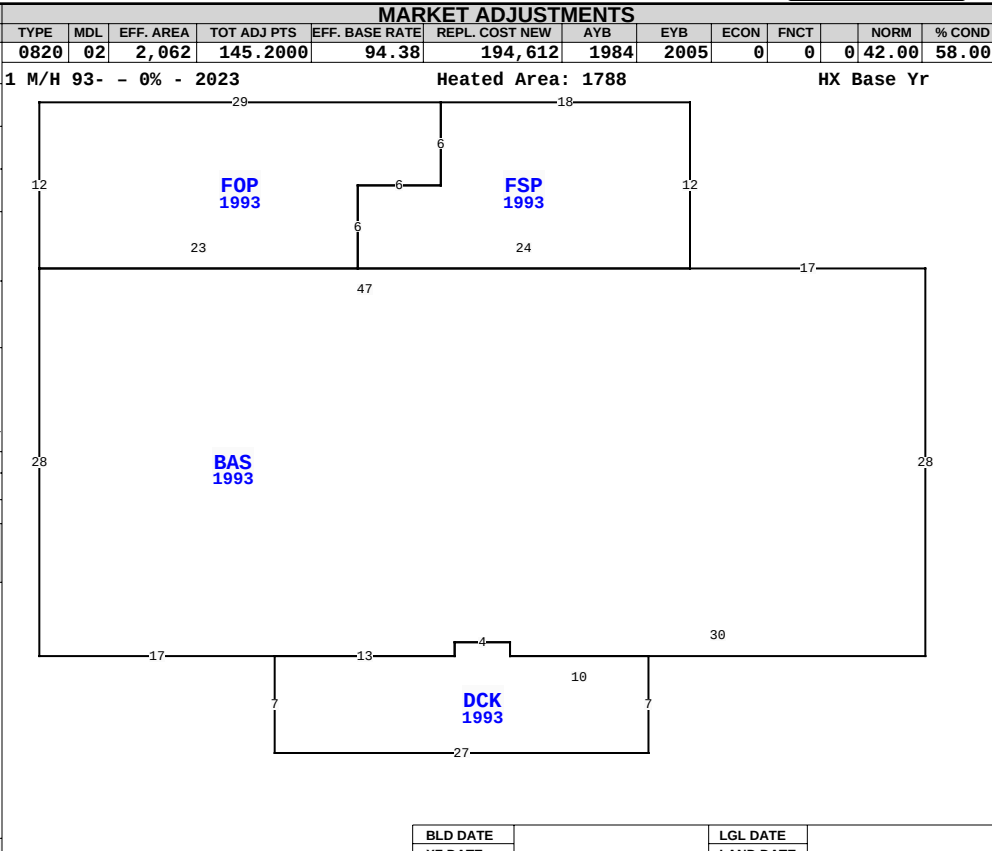
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	05	Quality Level 05
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	1,788	100	1,788	97,876
DCK	193	15	29	1,587
FOP	312	30	94	5,146
FSP	252	60	151	8,266
TOTALS	2,545		2,062	112,875

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0	0	32	28			896.00	SF	35.00
3	0812	CONCRETE C	0	0	0	0			2,630.00	SF	4.00
4	0940	SHEDS/PORT	0	0	10	10			100.00	SF	30.00

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		OR	0.00	0.00	1.00	LT	1.00



54277 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
18,651	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
45,000.00	45,000.00	45,000									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	130,934		
TOTAL MARKET OB/XF VALUE	18,651		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	194,585		
SOH/AGL Deduction	0		
ASSESSED VALUE	194,585		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	194,585		
TOTAL JUST VALUE	194,585		
NCON VALUE	18,059		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	126,689		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11110	XFOB	3,700	05/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1446	4/26/2022	WD	Q	I	01	260,000
GRANTOR: PERRY DEBRA JO & CLYD						
GRANTEE: HARRY RICHARD B & A						
2195/1950	3/21/2018	QC	U	I	11	100
GRANTOR: PERRY DEBRA JO F/K/A/						
GRANTEE: PERRY DEBRA JO & CL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FSP=[YR=1993] N12 W18 FOP=[YR=1993] W29 S12 E23 N6 E6 N6\$ S6 W6 S6 E24\$ W47 S28 E17 DCK=[YR=1993] S7 E27 N7 W10 N1 W4 S1 W13\$ E13 N1 E4 S1 E30 N28\$.											

HARRY RICHARD BRANDON/UGLES ALEXANDRA C
54277 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0300

[illegible]