BLOCK 3 LOT 37
IN OR 1013/1594
SHEFFIELD VILLAGE PB 5/28 & 29

RAULERSON GLENN M & TAMMY L
PO BOX 921
CALLAHAN, FL 32011-0921

2023

37-1N-25-299S-0003-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

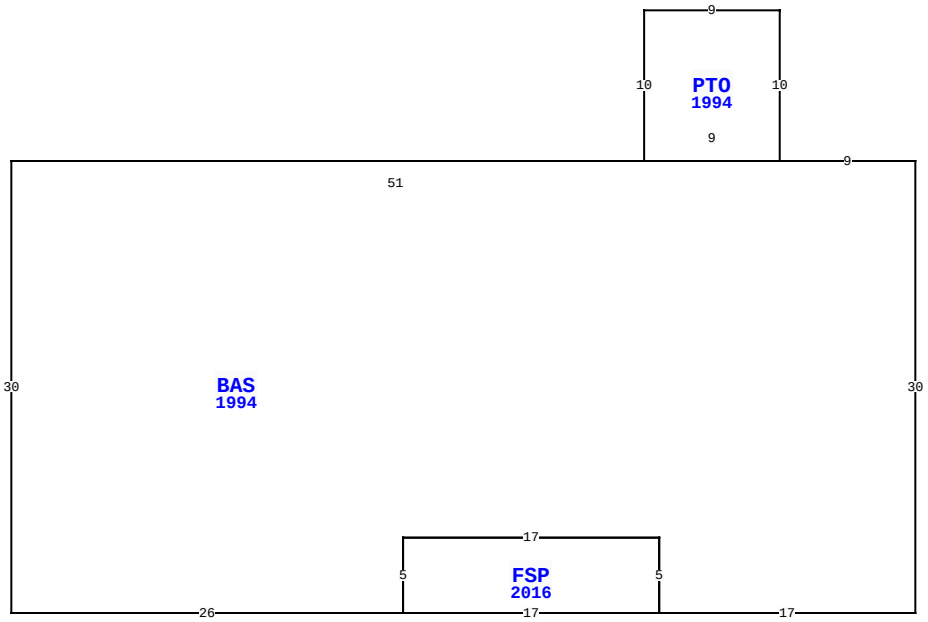
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,715	100	1,715	154,959
FSP	85	40	34	3,072
PTO	90	5	4	362
TOTALS	1,890		1,753	158,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	119.9000	108.21	189,692	1994	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1715 HX Base Yr 2002



54479 ARMSTRONG RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,218
TOTAL MARKET OB/XF VALUE		3,599
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		226,817
SOH/AGL Deduction		103,763
ASSESSED VALUE		123,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,054
TOTAL JUST VALUE		226,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13525	GARAGE	42,240	08/01/2004
R6601	REPAIR/RRF	2,000	08/01/2004
B94840	NEW CONSTR	68,280	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/1594	10/17/2001	WD	U	I	23	85,000
GRANTOR: MCNUTT LEWIS R						
GRANTEE: RAULERSON GLENN & T						
1013/0481	10/15/2001	QC	U	I	01	100
GRANTOR: MCNUTT LINDA SOLES						
GRANTEE: MCNUTT LEWIS RALPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W9 PTO=[YR=1994] N10 W9 S10 E9$ W51 S30 E26
FSP=[YR=2016] E17 N5 W17 S5$ N5 E17 S5 E17 N30$.

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
3	0351	CARPORT MT	0	100	30	28	840.00	SF	10.00	10.00	100	1996	1996	3	20	1,680	
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2001	2001	3	82	1,919	

LAND DESCRIPTION

TOTAL OB/XF 3,599

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	000100	C	SFR	100	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 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

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Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

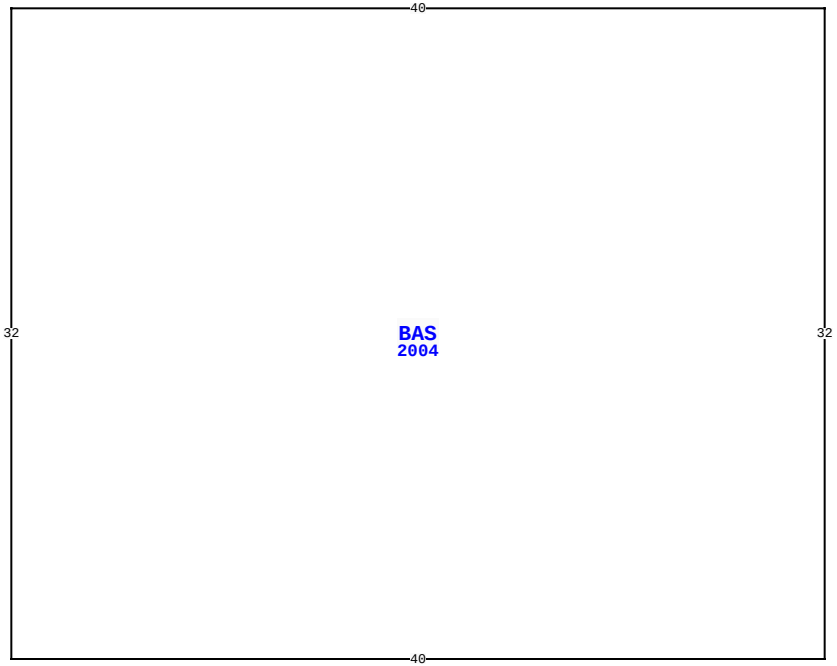
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	19,825
TOTALS	1,280		1,280	19,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,280	59.8000	20.93	26,790	2004	2004	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2002 Heated Area: 1280 HX Base Yr 2002



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NCON VALUE		0
INCOME VALUE		
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GRANTEE: RAULERSON GLENN & T						
1013/0481	10/15/2001	QC	U	I	01	100
GRANTOR: MCNUTT LINDA SOLES						
GRANTEE: MCNUTT LEWIS RALPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 S32 E40 N32$.

EXTRA FEATURES

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 DESCRIPTION

TOTAL OB/XF 0

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

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