BLOCK 3 LOT 38
IN OR 491 PG 631
R583738 & R583739

POWELL WILLIAM H JR & BEVERLY
54511 ARMSTRONG ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0380

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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

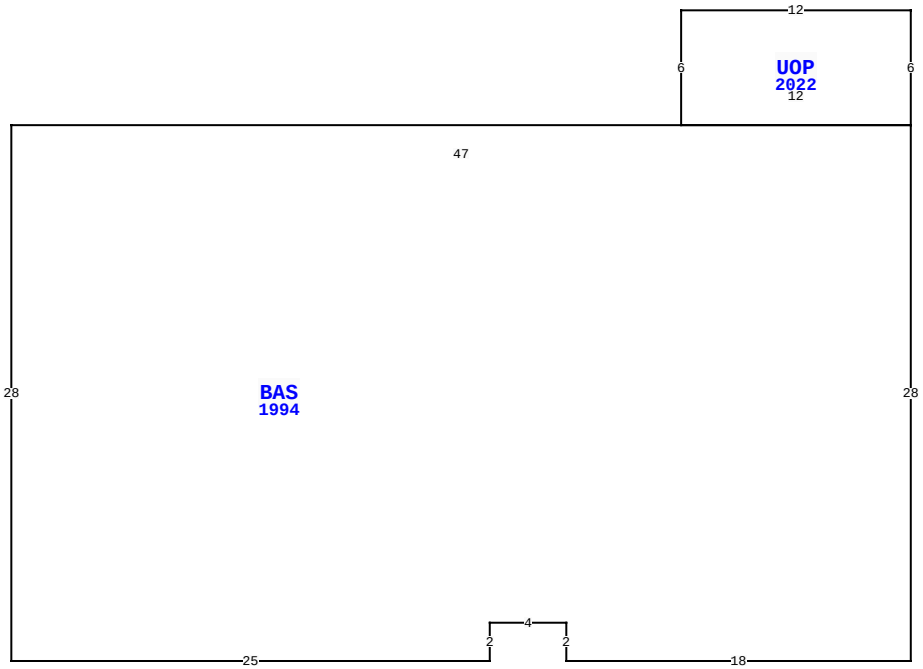
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1,308	61,284
UOP	72	25	18	843
TOTALS	1,380		1,326	62,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,326	139.4400	97.61	129,431	1994	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1308 HX Base Yr



54511 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		62,127
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		111,507
SOH/AGL Deduction		59,446
ASSESSED VALUE		52,061
TOTAL EXEMPTION VALUE	HX HB	27,061
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,507
NCON VALUE		843
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94630	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0491/0631	6/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						
0423/0485	6/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N6 W12 S6 E12$ BAS=[YR=1994] W47 S28 E25 N2 E4 S2 E18 N28$.

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	0811	CONCRETE B	0	100	24	32	768.00	SF	5.20	5.20	100	1994	1994	3	70	2,796	
3	0351	CARPORT MT	0	100	24	33	792.00	SF	10.00	10.00	100	2000	2000	3	20	1,584	

LAND DESCRIPTION

TOTAL OB/XF 4,380

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	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