BLOCK 3 LOT 39
R433635 & R433636
SHEFFIELD VILLAGE PB 5/28 & 29

JONES DERAL W & PAMELA F W
54537 ARMSTRONG RD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0003-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

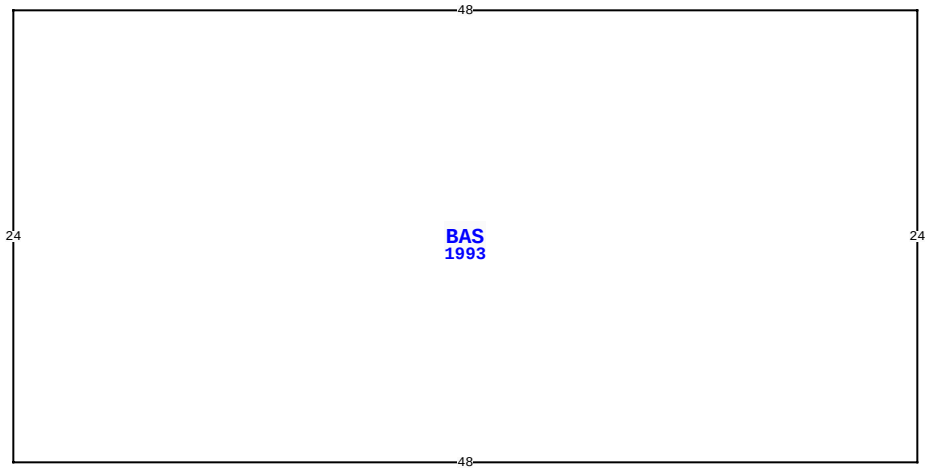
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	62,610
TOTALS	1,152		1,152	62,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	134.8600	87.66	100,984	1990	2007	0	0	0	38.00	62.00

1 M/H 93- – 100% - 2022 Heated Area: 1152 HX Base Yr 2022



54537 ARMSTRONG RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		62,610
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		108,762
SOH/AGL Deduction		12,858
ASSESSED VALUE		95,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,904
TOTAL JUST VALUE		108,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8477	MH MOVE-ON	24,000	03/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1521	8/13/2020	WD	Q	I	01	100,000
GRANTOR: POWELL WILLIAM H JR &						
GRANTEE: JONES DERAL W & PAM						
1634/0825	7/28/2009	QC	U	I	11	100
GRANTOR: POWELL WILLIAM H & VI						
GRANTEE: POWELL WILLIAM H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24 $.

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
1	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	1991	1991	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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