BLOCK 2 LOT 10
SHEFFIELD VILLAGE PB 5/28 & 29

COOPER TERI
54414 ARMSTRONG RD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299S-0002-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

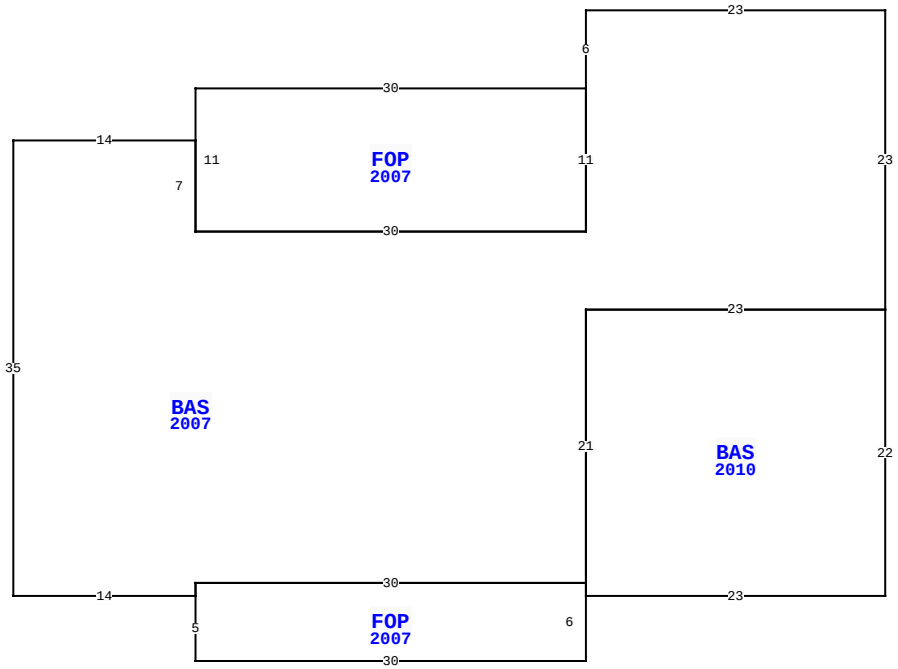
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,829 | 100 | 1,829 | 235,520 |
| BAS | 506 | 100 | 506 | 65,158 |
| FOP | 180 | 30 | 54 | 6,954 |
| FOP | 330 | 30 | 99 | 12,749 |
| TOTALS | 2,845 | | 2,488 | 320,379 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,488 | 106.7520 | 133.44 | 331,999 | 2007 | 2015 | 0 | 0 | 0 | 3.50 | 96.50 |

2 SNGL FAM – 100% - 2021 Heated Area: 2335 HX Base Yr 2021




54414 ARMSTRONG RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 11/29/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 320,379 |
| TOTAL MARKET OB/XF VALUE | | 21,660 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 387,039 |
| SOH/AGL Deduction | | 108,434 |
| ASSESSED VALUE | | 278,605 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 228,605 |
| TOTAL JUST VALUE | | 387,039 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,257 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000758 | CARPORT | 9,020 | 01/23/2018 |
| B24405 | ADDITION | 13,918 | 02/01/2011 |
| E19905 | ELEC OTHER | 2,000 | 08/01/2007 |
| M13231 | MECH OTHER | 0 | 08/01/2007 |
| P12530 | OTHER | 0 | 07/01/2007 |
| C20088 | CO ISSUED | 0 | 06/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2309/1035 | 9/20/2019 | WD | Q | I | 02 | 265,000 |
| GRANTOR: VAN SICKLE DANIEL RAY | | | | | | |
| GRANTEE: COOPER TERI | | | | | | |
| 1985/1822 | 6/10/2015 | QC | U | I | 11 | 100 |
| GRANTOR: VAN SICKLE DANIEL | | | | | | |
| GRANTEE: VAN SICKLE DANIEL R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W23 S6 FOP=[YR=2007] W30 S11 E30 N11$ S11 W30 N7 W14 S35 E14 FOP=[YR=2007] S5 E30 N6 W30 S1$ N1 E30 BAS=[YR=2010] S1 E23 N22 W23 S21$ N21 E23 N23$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 91 | 3,185 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,098.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 88 | 7,385 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 20 | 18 | 360.00 | SF | 35.00 | 35.00 | 100 | 2011 | 2011 | 3 | 64 | 8,064 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 480.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 3,026 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,660

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS