

BLOCK 2 LOT 13
IN OR 2216/1962
SHEFFIELD VILLAGE PB 5/28 & 29

COBB ARCHIE A JR & JESSICA S
54320 ARMSTRONG RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0002-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,248	100	1,248	64,137
UCP	529	20	106	5,448
UEP	264	70	185	9,507
UOP	136	25	34	1,747
UOP	288	25	72	3,700
TOTALS	2,465		1,645	84,540

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
1	0510	GARAGE WD-	0	0	30	24		720.00	SF 35.00	100	1985	1985
2	0811	CONCRETE B	0	0	0	0		780.00	SF 5.20	100	1989	1989
3	0812	CONCRETE C	0	0	0	0		5,304.00	SF 4.00	100	1993	1993
4	0680	POLE SHED	0	0	26	12		312.00	SF 10.00	100	2007	2007

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,645	135.9600	95.17	156,555	1984	2004	0	0	0	46.00	54.00
1 M/H 93- - 0% - 0												
Heated Area: 1248 HX Base Yr												

54320 ARMSTRONG RD, CALLAHAN					BLD DATE		LGL DATE			
					XF DATE		LAND DATE			
					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
720.00	SF	35.00	35.00	100	1985	1985	3	20	5,040	
780.00	SF	5.20	5.20	100	1989	1989	3	57	2,312	
5,304.00	SF	4.00	4.00	100	1993	1993	3	66	14,003	
312.00	SF	10.00	10.00	100	2007	2007	3	48	1,498	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			84,540
TOTAL MARKET OB/XF VALUE			22,853
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			152,393
SOH/AGL Deduction			30,098
ASSESSED VALUE			122,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			122,295
TOTAL JUST VALUE			152,393
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974114	REPAIR/RRF	5,700	07/01/1997
7603	REPAIR/RRF	850	10/14/1991
6757	MH MOVE-ON	1,400	09/26/1990
6077	XFOB	2,431	10/26/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2216/1962	7/31/2018	WD	Q	I	02	95,000	
GRANTOR: WILLIAMS LAWTON & JEA							
GRANTEE: COBB ARCHIE A JR &							
1461/1472	11/28/2006	WD	Q	I		99,900	
GRANTOR: BALKCOM JIMMY K & SHE							
GRANTEE: WILLIAMS LAWTON & J							

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2002] W24 UEP=[YR=2018] W22 S12 BAS=[YR=1993] W2 S3 UCP=[YR=1993] W23 S23 E23 N23\$ S23 E19 UOP=[YR=1993] S8 E17 N8 W17\$ E29 N26 W46\$ E22 N12\$ S12 E24 N12\$.												