

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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
Occupancy	00	NONE 100

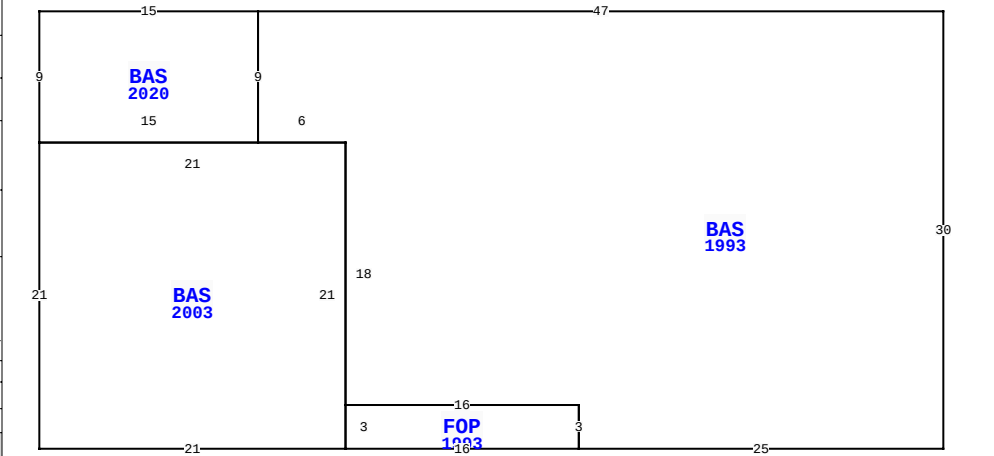
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1,236	117,682
BAS	441	100	441	41,988
BAS	135	100	135	12,853
FOP	48	30	14	1,333
TOTALS	1,860		1,826	173,857

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,737.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	28.00	28.00	
5	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,826	90.0900	112.61	205,626	1989	1992	0	0	0 15.45	84.55
1 SNGL FAM - 100% - 2022											
Heated Area: 1812											
HX Base Yr 2022											



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

54212 ARMSTRONG RD, CALLAHAN											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						173,857					
TOTAL MARKET OB/XF VALUE						9,132					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						227,989					
SOH/AGL Deduction						40,496					
ASSESSED VALUE						187,493					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						137,493					
TOTAL JUST VALUE						227,989					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						220,561					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5511	NEW CONSTR	56,780	02/10/1989
5705	NEW CONSTR	1,500	02/10/1989
3390	NEW CONSTR	0	02/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2503/1906	9/17/2021	WD	Q	I	01	240,000	
GRANTOR: MCRAE MATTHEW ET AL							
GRANTEE: LENKER JON L & MICH							
2493/0598	8/30/2021	FJ	U	I	11	0	
GRANTOR: THOMAS SHIRLENE M EST							
GRANTEE: MCRAE MATTHEW & KRI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W47 BAS=[YR=2020] W15 S9 BAS=[YR=2003] S21 E21 FOP=[YR=1993] E16 N3 W16 S3\$ N21 W21\$ E15 N9\$ S9 E6 S18 E16 S3 E25 N30\$.											