BLOCK 2 LOT 20
IN OR 736 PG 720
SHEFFIELD VILLAGE PB 5/28 & 29

EDWARDS RONNIE L SR & NOLA J
54100 ARMSTRONG ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

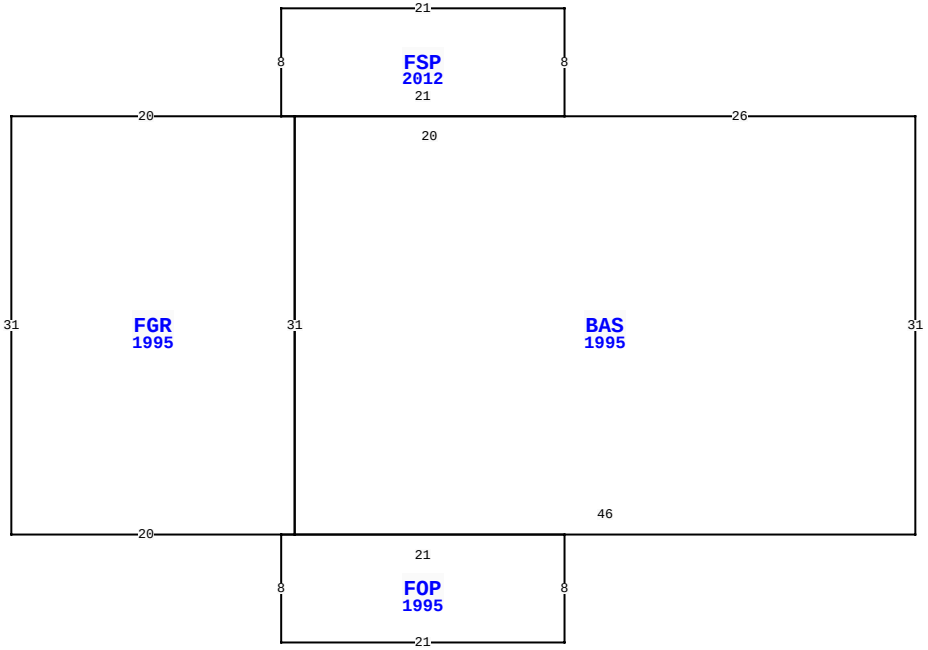
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	117,780
FGR	651	55	358	29,569
FOP	168	30	50	4,130
FSP	168	40	67	5,534
TOTALS	2,413		1,901	157,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	110.0540	104.55	198,750	1995	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1426 HX Base Yr



54100 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		157,012
TOTAL MARKET OB/XF VALUE		12,343
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		214,355
SOH/AGL Deduction		88,733
ASSESSED VALUE		125,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,622
TOTAL JUST VALUE		214,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94971	NEW CONSTR	4,000	05/01/1994
8860	NEW CONSTR	57,660	03/31/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0736/0720	8/11/1995	WD	U	I	06	16,000
GRANTOR: EDWARDS RONNIE SR & N						
GRANTEE: EDWARDS RONNIE SR &						
0501/0247	10/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 FSP=[YR=2012] N8 W21 S8 FGR=[YR=1995] W20 S31 E20 FOP=[YR=1995] S8 E21 N8 W21$ E1 N31 W1$ E21$ W20 S31 E46 N31$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1985	1985	3	20	2,800	
2	0812	CONCRETE C	0	100	0	0	3,020.00	SF	4.00	4.00	100	2000	2000	3	79	9,543	

LAND DESCRIPTION

TOTAL OB/XF 12,343

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS