BLOCK 3 LOT 22
SHEFFIELD VILLAGE PB 5/28 & 29

HENDRIX AUSTIN L & ALICIA J
54071 ARMSTRONG ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0003-0220

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

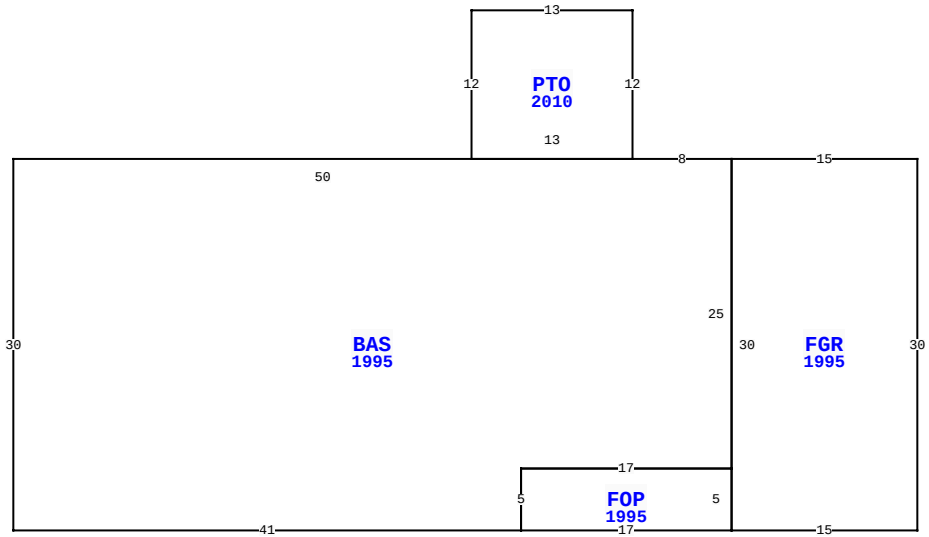
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1,655	225,420
FGR	450	55	248	33,779
FOP	85	30	26	3,541
PTO	156	5	8	1,089
TOTALS	2,346		1,937	263,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	120.7360	150.92	292,332	1995	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 1655 HX Base Yr 2021



54071 ARMSTRONG RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,830
TOTAL MARKET OB/XF VALUE		10,285
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		319,115
SOH/AGL Deduction		84,440
ASSESSED VALUE		234,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,675
TOTAL JUST VALUE		319,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26469	ADDITION	2,200	09/03/2012
B941199	NEW CONSTR	67,235	10/01/1994
B941199	NEW CONSTR	70,535	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0240	2/26/2020	WD	Q	I	02	230,000
GRANTOR: LUEDERS JUSTIN G & JA						
GRANTEE: HENDRIX AUSTIN L &						
1724/0505	2/11/2011	WD	Q	I	02	129,000
GRANTOR: NELSON SOPHIA E						
GRANTEE: LUEDERS JUSTIN GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W15 BAS=[YR=1995] W8 PTO=[YR=2010] N12 W13 S12 E13$ W50 S30 E41 FOP=[YR=1995] E17 N5 W17 S5$ N5 E17 N25$ S30 E15 N30$.

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	0812	CONCRETE C	0	100	0	0	2,385.00	SF	4.00	4.00	100	2012	2012	3	93	8,872	
2	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00	32.00	100	2020	2020	3	96	1,413	

LAND DESCRIPTION

TOTAL OB/XF 10,285

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 02/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS