BLOCK 3 LOT 28
IN OR 494 PG 1073
1970 HOME DW/MH

DORAN WILLIAM H EST
54225 ARMSTRONG RD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0003-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

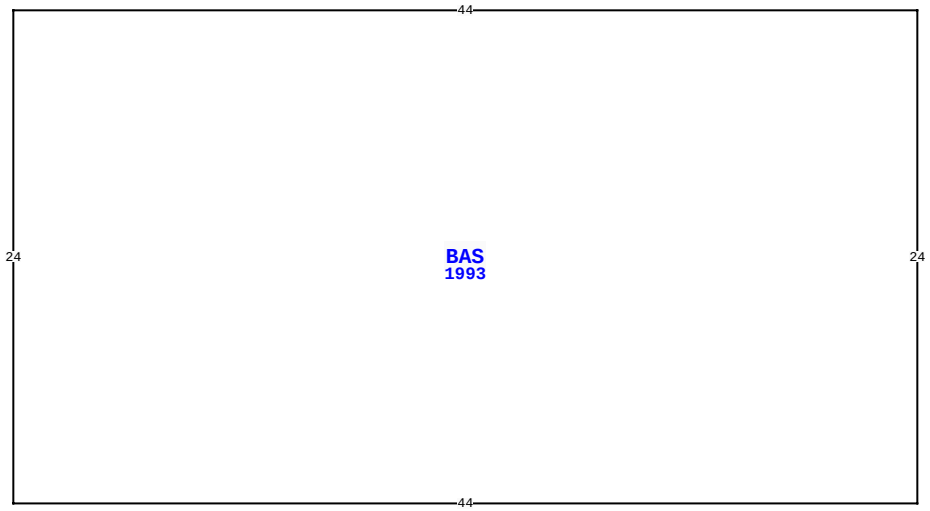
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	18,628
TOTALS	1,056		1,056	18,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	84.0000	58.80	62,093	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr



54225 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	18,628
TOTAL MARKET OB/XF VALUE	3,228
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	66,856
SOH/AGL Deduction	5,312
ASSESSED VALUE	61,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,544
TOTAL JUST VALUE	66,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4735	MH MOVE-ON	0	02/01/2006
E16767	ELEC OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0494/1073	8/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						
0419/0572	5/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E44 N24 $.

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	0	34	10	340.00	SF	35.00	35.00	100	1985	1985	3	20	2,380	
2	1243	WD DECK F	0	0	0	0	456.00	SF	6.00	6.00	100	2007	2007	3	31	848	

LAND DESCRIPTION

TOTAL OB/XF 3,228

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	000102	C	SFR/MH	0	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