



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,874	100	1,874	267,781
FOP	76	30	23	3,287
FSP	270	40	108	15,433
PTO	38	5	2	286
TOTALS	2,258		2,007	286,786

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	1994
2	0510	GARAGE WD-	0 100	16	10	160.00	SF	35.00	35.00	100	1999
3	0861	POOL GUNIT	0 100	32	14	448.00	SF	85.00	85.00	100	2001
4	0845	KOOL DECK	0 100	0	0	428.00	SF	7.25	7.25	100	2001
5	0756	FEP	0 100	14	10	140.00	SF	27.00	27.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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	2,007	126.6650	158.33	317,768	1990	2010	0	0	9.75	90.25
1 SNGL FAM - 100% - 2024 Heated Area: 1874 HX Base Yr 2024											

TOTAL OB/XF											
54307 ARMSTRONG RD, CALLAHAN											
17,720											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			286,786
TOTAL MARKET OB/XF VALUE			17,720
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			349,506
SOH/AGL Deduction			4,920
ASSESSED VALUE			344,586
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			294,586
TOTAL JUST VALUE			349,506
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400887	XFOB	6,528	03/01/1994
6432	TEMP POLE	1,500	01/17/1990
6219	NEW CONSTR	53,384	01/17/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1417	5/10/2023	WD	Q	I	01	395,000
GRANTOR: VENABLE NATHAN &						
GRANTEE: BODWAY JONATHAN RAN						
2444/1673	3/19/2021	WD	Q	I	01	318,000
GRANTOR: STRONG HOLLY A						
GRANTEE: VENABLE NATHAN & DA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 FSP=[YR=2003] N10 W27 S10 E27\$ W36 S30 E20 PTO=[YR=2003] S2 E19 N2 FOP=[YR=2003] N4 W19 S4 E19\$ W19\$ N4 E19 S4 E26 N30\$.											