BLOCK 3 LOT 36
IN OR 1645/1496
SHEFFIELD VILLAGE PB 5/28 & 29

BLAND CONNIE NORMAN
54453 ARMSTRONG ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299S-0003-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

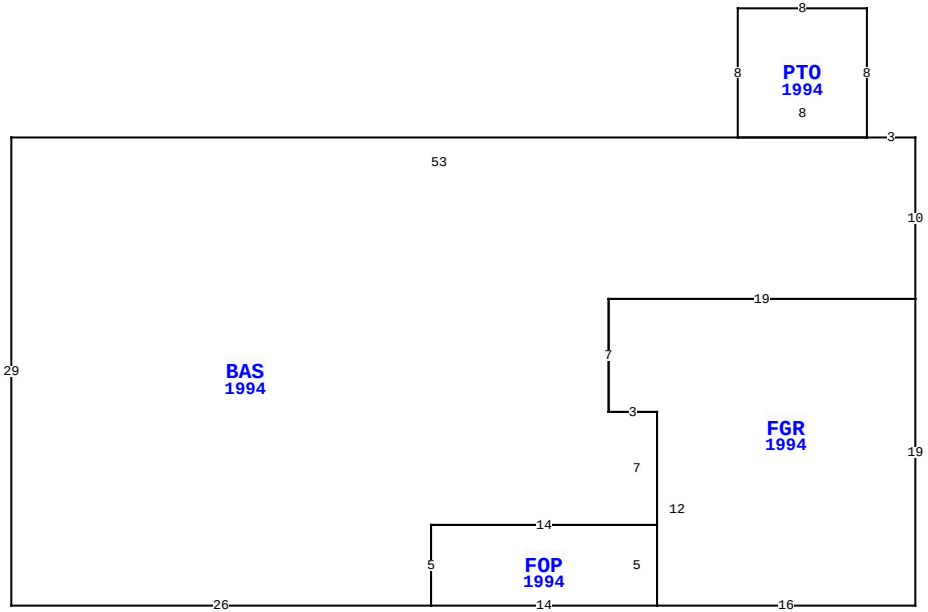
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,229	100	1,229	123,789
FGR	325	55	179	18,030
FOP	70	30	21	2,115
PTO	64	5	3	302
TOTALS	1,688		1,432	144,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	128.1280	121.72	174,303	1994	2000	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 1995 Heated Area: 1229 HX Base Yr 1995



54453 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		144,236
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		191,896
SOH/AGL Deduction		96,547
ASSESSED VALUE		95,349
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,349
TOTAL JUST VALUE		191,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614899	REPAIR/RRF	7,000	03/01/2016
94695	NEW CONSTR	57,842	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1645/1496	10/29/2009	QC	U	I	11	100
GRANTOR: BLAND STANLEY CURTIS						
GRANTEE: BLAND CONNIE NORMAN						
0700/1009	3/16/1994	WD	Q	I		67,400
GRANTOR: HARVELL ROSCOE & SAND						
GRANTEE: BLAND STANLEY & CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 PTO=[YR=1994] N8 W8 S8 E8 $ W53 S29 E26
FOP=[YR=1994] E14 FGR=[YR=1994] E16 N19 W19 S7 E3 S12 $N5 W14
S5 $ N5 E14 N7 W3 N7 E19 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

TOTAL OB/XF 2,660

LAND DESCRIPTION

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS