BLOCK 2 LOT 3
SHEFFIELD VILLAGE PB 5/28 & 29

BLANCHETTE JEFFREY A & DARCY L
54608 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0030

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		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	06	Quality Level 06

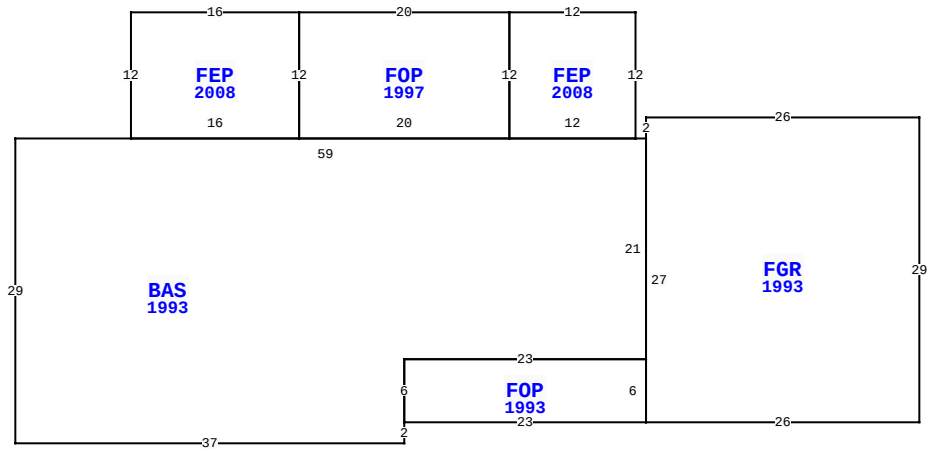
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	168,411
FEP	144	80	2008	115	12,447
FEP	192	80	2008	154	16,668
FGR	754	55	1993	415	44,917
FOP	138	30	1993	41	4,438
FOP	240	30	1997	72	7,793
TOTALS	3,024			2,353	254,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,353	126.2240	126.22	296,996	1989	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1556 HX Base Yr



54608 ARMSTRONG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	254,674
TOTAL MARKET OB/XF VALUE	16,842
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	321,516
SOH/AGL Deduction	0
ASSESSED VALUE	321,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,516
TOTAL JUST VALUE	321,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21717	GARAGE	17,879	07/01/2008
3003	H/AC	2,150	05/05/1989
5898	NEW CONSTR	1,900	05/05/1989
5375	ADDITION	2,550	12/13/1988
3222	NEW CONSTR	0	10/03/1988
5200	NEW CONSTR	56,782	10/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/0106	1/07/2023	QC	U	I	11	100
GRANTOR: LAMB THOMAS						
GRANTEE: HAM KAROLINE L						
2597/0633	10/11/2022	WD	Q	I	01	365,000
GRANTOR: HAM KAROLINE L						
GRANTEE: BLANCHETTE JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W26 S2 BAS=[YR=1993] W1 FEP=[YR=2008] N12 W12 FOP=[YR=1997] W20 FEP=[YR=2008] W16 S12 E16 N12$ S12 E20 N12$ S12 E12$ W59 S29 E37 N2 FOP=[YR=1993] E23 N6 W23 S6$ N6 E23 N21$ S27 E26 N29$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	0	0	0	3,600.00	SF	4.00	4.00	100	2001	2001	3	79	11,376	
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	2004	2004	3	32	3,226	

LAND DESCRIPTION

TOTAL OB/XF 16,842

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	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS