

BLOCK 2 LOT 4
 ESMT IN OR 2617-1402
 SHEFFIELD VILLAGE PB 5/28 & 29

ADAMS MICHAEL D JR & MISTY LEE
 54564 ARMSTRONG ROAD
 CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMNT	50
Interior Floo	14	CARPET	50
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
Quality	04	Quality Level 04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2023
TOTALS	2,280		2,280
			246,938

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,280	128.7000	109.40	249,432	2023	2023	0	0	1.00	99.00		
1 M/H 94+ - 100% - 2024 Heated Area: 2280 HX Base Yr 2024													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2023</div> </div>													
54564 ARMSTRONG RD, CALLAHAN													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		03/31/2025 MLU	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			246,938	
TOTAL MARKET OB/XF VALUE			2,275	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			299,213	
SOH/AGL Deduction			148,707	
ASSESSED VALUE			150,506	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			99,784	
TOTAL JUST VALUE			299,213	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			265,140	
2023 LIVE OAK_ VIN: LOHGA30073559(A/B) _ TITLE: 1				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-17855	CO		04/18/2023
MH17855	MH MOVE-ON	0	12/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0106	1/07/2023	QC	U	V	11	100
GRANTOR: LAMB THOMAS						
GRANTEE: HAM KAROLINE L						
2591/0127	9/14/2022	WD	Q	V	01	62,500
GRANTOR: HAM KAROLINE L						
GRANTEE: ADAMS MICHAEL DEWAY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=30,10] E76 S30 W76 N30 \$	

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	25	14			6.50	100	2024	2023		100	2,275	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							