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

WOODS CHARLOTTE E REV TRUST/WOODS CHARLOTTE E TRUS
54603 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0050

BUILDING CHARACTERISTICS

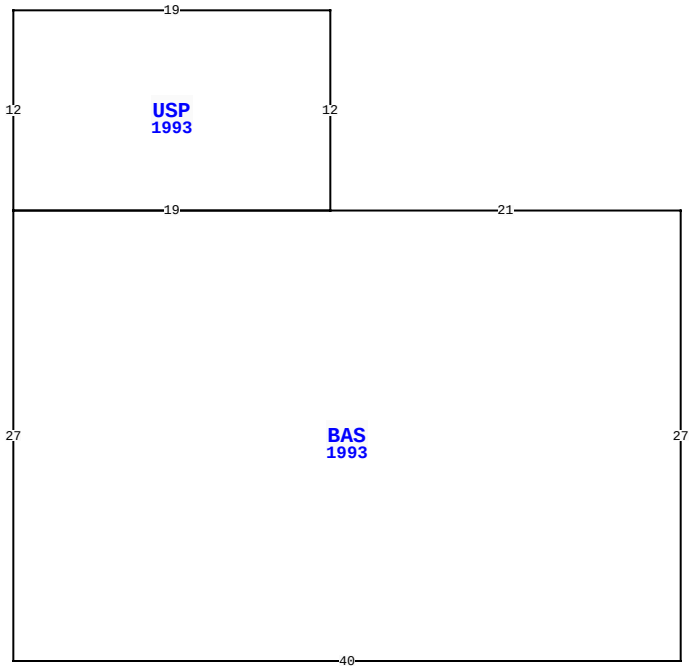
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	29,601
USP	228	50	1993	114	3,125
TOTALS	1,308			1,194	32,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,194	114.2000	91.36	109,084	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1080 HX Base Yr



54552 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	32,725
TOTAL MARKET OB/XF VALUE	2,623
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	85,348
SOH/AGL Deduction	25,085
ASSESSED VALUE	60,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,263
TOTAL JUST VALUE	85,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7209	MH MOVE-ON	22,000	04/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0856	11/16/2020	QC	U	I	11	100
GRANTOR: WOODS CHARLOTTE SANDE						
GRANTEE: WOODS CHARLOTTE E R						
1111/1860	2/05/2003	QC	Q	I	01	100
GRANTOR: SANDERS LLOYD D SR TR						
GRANTEE: SANDERS LLOYD SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N12 W19 S12 E19$ W19 S27 E40 N27$.

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	0940	SHEDS/PORT	0	0	14	12	168.00	SF	20.10	20.10	100	1988	1988	3	20	675	
2	1242	WD DECK A	0	0	24	11	264.00	SF	10.00	10.00	100	1991	1991	3	20	528	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
4	0351	CARPORT MT	0	0	0	0	360.00	SF	10.00	10.00	100	2009	2009	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 2,623

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS