

BLOCK 2 LOT 6  
IN OR 677 PG 1662  
SHEFFIELD VILLAGE PB 5/28 & 29

KENT JESSIE M  
54522 ARMSTRONG ROAD  
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0060



| 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 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          | 03      | Quality Level 03 |
| 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       | 1,674            | 100         | 1993 | 1,674        | 140,408              |
| FOP       | 36               | 30          | 1993 | 11           | 923                  |
| PTO       | 140              | 5           | 1993 | 7            | 587                  |
| TOTALS    | 1,850            |             |      | 1,692        | 141,917              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0511       | GARAGE CB-  | 0 100   | 32 | 24 | 768.00 | SF | 40.00 | 40.00          | 100       | 1993    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 12 | 16 | 192.00 | SF | 30.00 | 30.00          | 100       | 1995    |

| 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   | RES                  | 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 |
| 0100                                                      | 01  | 1,692     | 109.0000    | 109.00         | 184,428        | 1993 | 1993 | 0    | 0    | 23.05 | 76.95  |
| 1 SINGLE FAM - 100% - 0 Heated Area: 1674 HX Base Yr 1994 |     |           |             |                |                |      |      |      |      |       |        |
|                                                           |     |           |             |                |                |      |      |      |      |       |        |
| 54522 ARMSTRONG RD, CALLAHAN                              |     |           |             |                |                |      |      |      |      |       |        |

| TOTAL OB/XF                                                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 20,813                                                              |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |                     |               |
|---------------------------|--|---------------------|---------------|
| VALUATION SUMMARY         |  |                     | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD            |               |
| Tax Group: 6              |  | Tax Dist:           |               |
| BUILDING MARKET VALUE     |  | 141,917             |               |
| TOTAL MARKET OB/XF VALUE  |  | 20,813              |               |
| TOTAL LAND VALUE - MARKET |  | 50,000              |               |
| TOTAL MARKET VALUE        |  | 212,730             |               |
| SOH/AGL Deduction         |  | 94,094              |               |
| ASSESSED VALUE            |  | 118,636             |               |
| TOTAL EXEMPTION VALUE     |  | HX HB WX SL 118,636 |               |
| BASE TAXABLE VALUE        |  | 0                   |               |
| TOTAL JUST VALUE          |  | 212,730             |               |
| NCON VALUE                |  | 0                   |               |
| INCOME VALUE              |  |                     |               |
| PREVIOUS YEAR MKT VALUE   |  | 202,212             |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8690       | GARAGE      | 11,792 | 02/25/1993 |
| 8575       | NEW CONSTR  | 62,025 | 12/22/1992 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0677/1662                     | 3/31/1993 | WD        | Q   | I   |        | 74,000     |  |
| GRANTOR: HARVELL ROSCOE & S T |           |           |     |     |        |            |  |
| GRANTEE: KENT DONALD & JESSI  |           |           |     |     |        |            |  |
| 0574/1246                     | 7/20/1989 | WD        | U   | V   | 09     | 59,700     |  |
| GRANTOR: GERBER MANFRED & K   |           |           |     |     |        |            |  |
| GRANTEE: HMS AMELIA INC       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W38 PT0=[YR=1993] N10 W14 S10 E14\$ W14 S30 E21 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E6 S12 E25 N36 \$. |  |  |  |  |  |  |  |  |  |  |  |