BLOCK 2 LOT 8
IN OR 1959/1342
SHEFFIELD VILLAGE PB 5/28 & 29

SIEBERS THOMAS P & DIANA
54474 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0080

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 60
Interior Floo	11	CLAY TILE 40
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	01	Quality Level 01

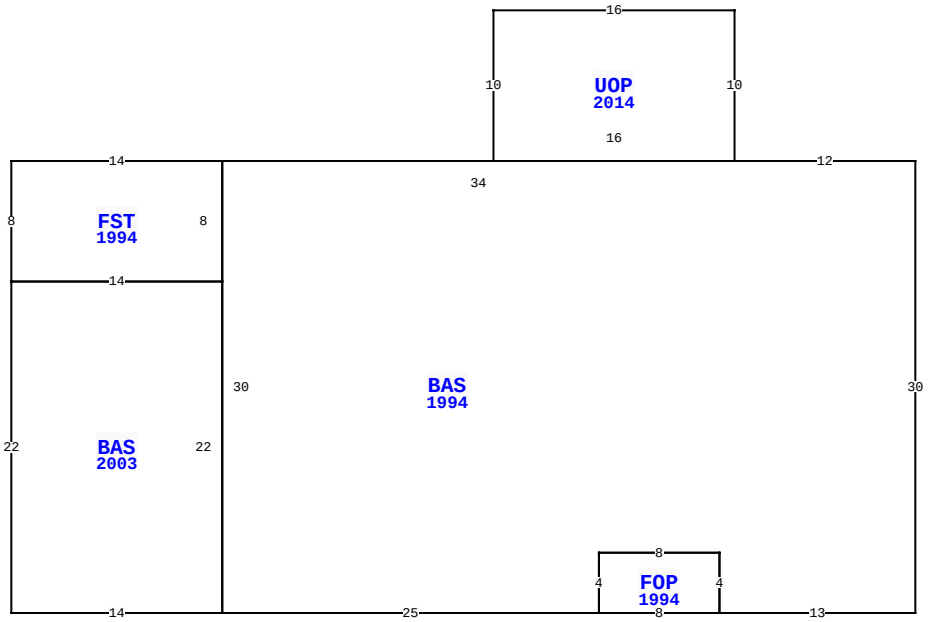
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1994	1,348	145,849
BAS	308	100	2003	308	33,324
FOP	32	30	1994	10	1,082
FST	112	55	1994	62	6,709
UOP	160	20	2014	32	3,462
TOTALS	1,960			1,760	190,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,760	102.7800	135.67	238,779	1994	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2017 Heated Area: 1656 HX Base Yr 2017



54474 ARMSTRONG RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,062
TOTAL MARKET OB/XF VALUE		7,812
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,874
SOH/AGL Deduction		108,206
ASSESSED VALUE		149,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,946
TOTAL JUST VALUE		257,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413863	REPAIR/RRF	9,000	04/01/2014
B94967	NEW CONSTR	62,263	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1959/1342	1/16/2015	WD	Q	I	01	161,000
GRANTOR: BUSBEE LEON O						
GRANTEE: SIEBERS THOMAS P &						
0731/0884	6/13/1995	WD	Q	I		79,900
GRANTOR: HARVELL ROSCOE & SAND						
GRANTEE: BUSBEE LEON O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 UOP=[YR=2014] N10 W16 S10 E16$ W34
FST=[YR=1994] W14 S8 BAS=[YR=2003] S22 E14 N22 W14$ E14 N8$
S30 E25 FOP=[YR=1994] E8 N4 W8 S4$ N4 E8 S4 E13 N30$.

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	100	10	8	80.00	SF	13.20	13.20	100	1988	1988	3	20	211	
2	0812	CONCRETE C	0	100	0	0	1,813.00	SF	4.00	4.00	100	1996	1996	3	70	5,076	
3	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2005	2005	3	22	1,056	
4	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	2013	2013	3	68	1,469	

LAND DESCRIPTION

TOTAL OB/XF 7,812

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	100	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 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

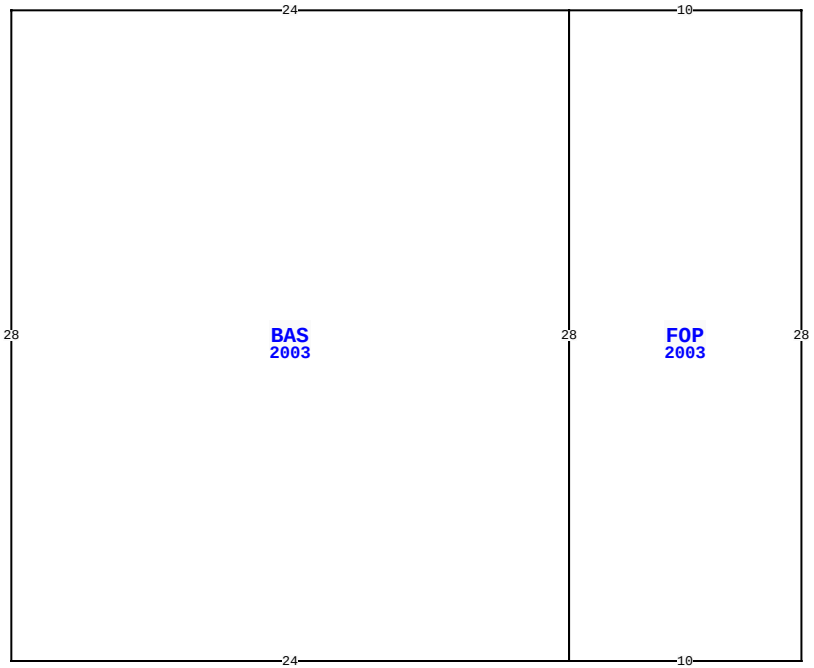
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2003	672	8,566
FOP	280	30	2003	84	1,071
TOTALS	952			756	9,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	756	53.0000	19.61	14,825	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 2017 Heated Area: 672 HX Base Yr 2017



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0731/0884	6/13/1995	WD	Q	I		79,900
GRANTOR: HARVELL ROSCOE & SAND						
GRANTEE: BUSBEE LEON O						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W10 BAS=[YR=2003] W24 S28 E24 N28$ S28 E10 N28$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS