BLOCK 2 LOT 9
SHEFFIELD VILLAGE PB 5/28 & 29

NEAVES AUSTIN LEE & ELIZABETH B
54436 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

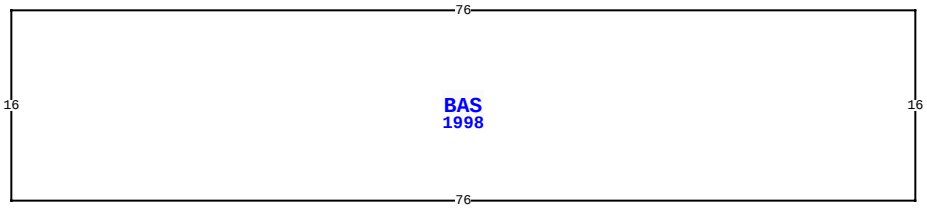
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1998	1,216	116,941
TOTALS	1,216			1,216	116,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	133.1000	113.14	137,578	1997	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2024 Heated Area: 1216 HX Base Yr 2024



54436 ARMSTRONG RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,941
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		167,741
SOH/AGL Deduction		8,099
ASSESSED VALUE		159,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,920
TOTAL JUST VALUE		167,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305578	ROOF	2,495	04/28/2023
MH971995	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1001	5/12/2023	WD	Q	I	01	192,000
GRANTOR: CHANCEY INVESTMENTS L						
GRANTEE: NEAVES AUSTIN LEE &						
2611/0812	12/29/2022	WD	Q	I	01	160,000
GRANTOR: PALMER SHARON S & JAM						
GRANTEE: CHANCEY INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E76 N16$.

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	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2010	2010	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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 10/13/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS