BLOCK 2 LOT 10
SHEFFIELD VILLAGE PB 5/28 & 29

COOPER TERI
54414 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

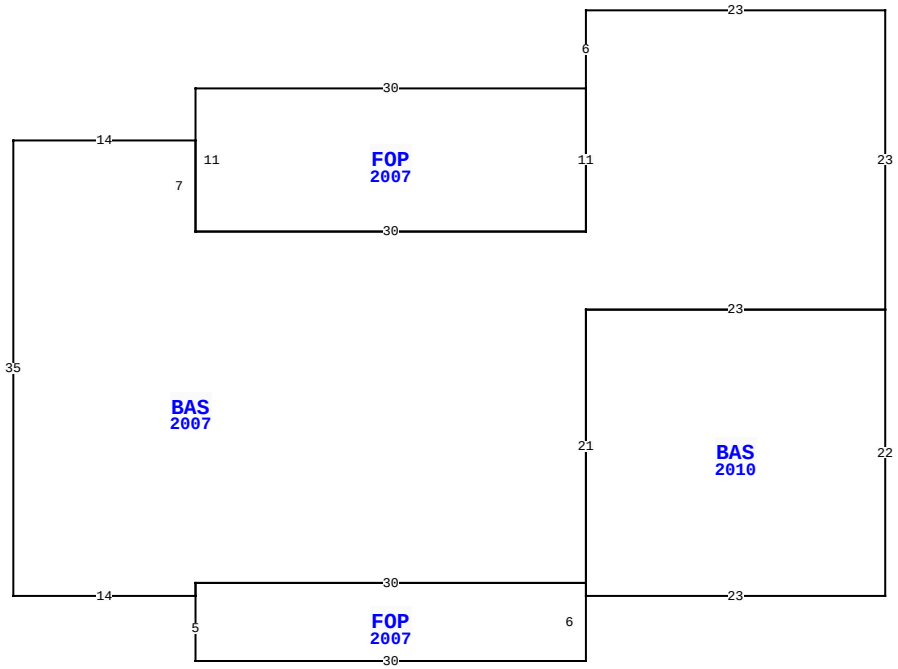
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,829	100	2007	1,829	247,415
BAS	506	100	2010	506	68,448
FOP	180	30	2007	54	7,305
FOP	330	30	2007	99	13,392
TOTALS	2,845			2,488	336,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	106.7520	140.91	350,584	2007	2015	0	0	0	4.00	96.00

2 SNGL FAM – 100% - 2021 Heated Area: 2335 HX Base Yr 2021



54414 ARMSTRONG RD, CALLAHAN

BLD DATE	11/29/2007 DJ	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		336,561
TOTAL MARKET OB/XF VALUE		21,037
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		407,598
SOH/AGL Deduction		120,913
ASSESSED VALUE		286,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,963
TOTAL JUST VALUE		407,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000758	CARPORT	9,020	01/23/2018
B24405	ADDITION	13,918	02/01/2011
E19905	ELEC OTHER	2,000	08/01/2007
M13231	MECH OTHER	0	08/01/2007
P12530	OTHER	0	07/01/2007
C20088	CO ISSUED	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1035	9/20/2019	WD	Q	I	02	265,000
GRANTOR: VAN SICKLE DANIEL RAY						
GRANTEE: COOPER TERI						
1985/1822	6/10/2015	QC	U	I	11	100
GRANTOR: VAN SICKLE DANIEL						
GRANTEE: VAN SICKLE DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 S6 FOP=[YR=2007] W30 S11 E30 N11$ S11 W30 N7 W14 S35 E14 FOP=[YR=2007] S5 E30 N6 W30 S1$ N1 E30 BAS=[YR=2010] S1 E23 N22 W23 S21$ N21 E23 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,098.00	SF	4.00	4.00	100	2007	2007	3	87	7,301	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2011	2011	3	60	7,560	
4	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	2018	2018	3	97	3,026	

LAND DESCRIPTION

TOTAL OB/XF 21,037

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

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS