BLOCK 2 LOT 11
SHEFFIELD VILLAGE PB 5/28 & 29

KINGERY BRYAN JR/STAFFORD SARAH
54382 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
Quality	03	Quality Level 03

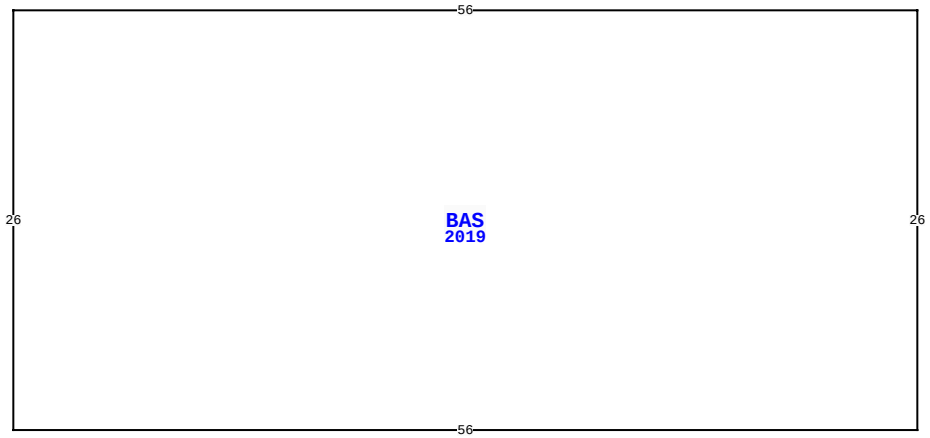
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2019	1,456	132,592
TOTALS	1,456			1,456	132,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	115.2000	97.92	142,572	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 1456 HX Base Yr 2022



54382 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		132,592
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		182,592
SOH/AGL Deduction		48,660
ASSESSED VALUE		133,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,210
TOTAL JUST VALUE		182,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005209	CO ISSUED	0	06/25/2019
1905209	MH MOVE-ON	0	05/17/2019
7443	MH MOVE-ON	45,578	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0931	4/19/2019	WD	Q	I	01	45,000
GRANTOR: VAN SICKLE DANIEL RAY						
GRANTEE: STAFFORD SARAH & BR						
2111/0181	3/31/2017	WD	Q	I	01	36,000
GRANTOR: COYLE RAYMOND JOHN						
GRANTEE: VAN SICKLE DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S26 E56 N26$.

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
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 01/08/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS