BLOCK 2 LOT 13
IN OR 2216/1962
SHEFFIELD VILLAGE PB 5/28 & 29

COBB ARCHIE A JR & JESSICA S
54320 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	04	Quality Level 04

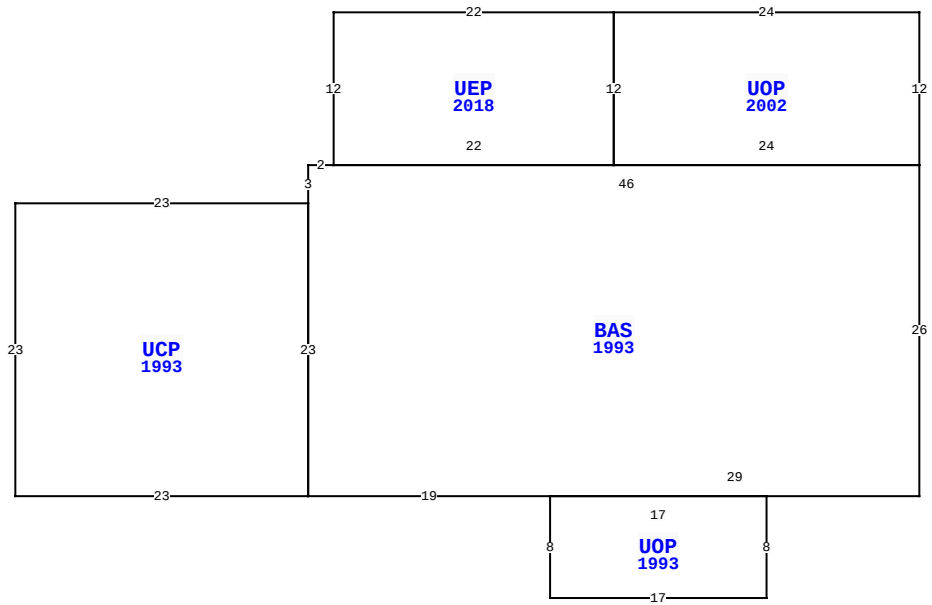
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	70,587
UCP	529	20	1993	106	5,996
UEP	264	70	2018	185	10,463
UOP	136	25	1993	34	1,923
UOP	288	25	2002	72	4,072
TOTALS	2,465			1,645	93,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,645	135.9600	108.77	178,927	1984	2004	0	0	0	48.00	52.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



54320 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	93,042
TOTAL MARKET OB/XF VALUE	22,202
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	165,244
SOH/AGL Deduction	30,719
ASSESSED VALUE	134,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,525
TOTAL JUST VALUE	165,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974114	REPAIR/RRF	5,700	07/01/1997
7603	REPAIR/RRF	850	10/14/1991
6757	MH MOVE-ON	1,400	09/26/1990
6077	XFOB	2,431	10/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1962	7/31/2018	WD	Q	I	02	95,000
GRANTOR: WILLIAMS LAWTON & JEA						
GRANTEE: COBB ARCHIE A JR &						
1461/1472	11/28/2006	WD	Q	I		99,900
GRANTOR: BALKCOM JIMMY K & SHE						
GRANTEE: WILLIAMS LAWTON & J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W24 UEP=[YR=2018] W22 S12 BAS=[YR=1993] W2 S3 UCP=[YR=1993] W23 S23 E23 N23$ S23 E19 UOP=[YR=1993] S8 E17 N8 W17$ E29 N26 W46$ E22 N12$ S12 E24 N12$.

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	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1985	1985	3	20	5,040	
2	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,211	
3	0812	CONCRETE C	0	0	0	0	5,304.00	SF	4.00	4.00	100	1993	1993	3	64	13,578	
4	0680	POLE SHED	0	0	26	12	312.00	SF	10.00	10.00	100	2007	2007	3	44	1,373	

LAND DESCRIPTION

TOTAL OB/XF 22,202

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	0	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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS