BLOCK 2 LOT 15
IN OR 2195/483
SHEFFIELD VILLAGE PB 5/28 & 29

PENNINGTON DUSTIN A & MICHELLE RENEE
54268 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0150

BUILDING CHARACTERISTICS

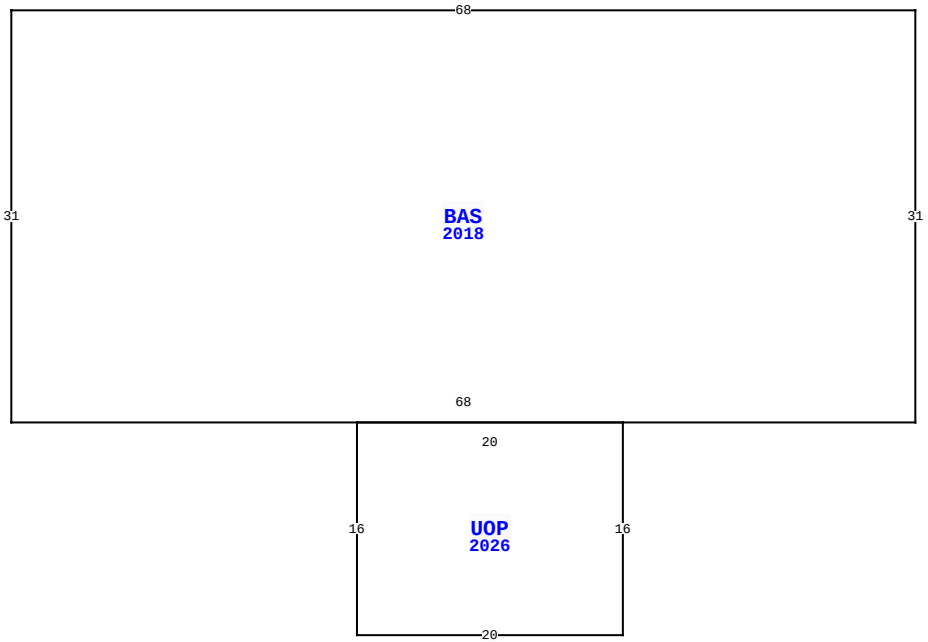
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,108	100	2018	2,108	188,533
UOP	320	20	2026	64	5,724
TOTALS	2,428			2,172	194,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,172	101.9200	91.73	199,238	2018	2018	0	0	0	2.50	97.50

2 SFR MODULR – 100% - 2019 Heated Area: 2108 HX Base Yr 2019



54268 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		194,257
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,257
SOH/AGL Deduction		92,897
ASSESSED VALUE		151,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,638
TOTAL JUST VALUE		244,257
NCON VALUE		5,724
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008386	CO ISSUED	0	08/16/2018
18008386	MODULAR HM	0	08/01/2018
6498	REPAIR/RRF	8,500	06/01/1990
3626	N/A	12,230	09/22/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2195/0483	5/08/2018	WD	U	I	37	11,500
GRANTOR: RANDALLS RONNIE D & D						
GRANTEE: PENNINGTON DUSTIN A						
0655/0236	4/20/1992	QC	Q	I	01	100
GRANTOR: WILLIAMS PATRICIA H						
GRANTEE: WILLIAMS PAT H TRST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W68 S31 E68 N31 $
UOP=[YR=2026;ORIG=-42,31] E20 S16 W20 N16 $
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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 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS