



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	13	LVT/LAMNT 70
Interior Floor	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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

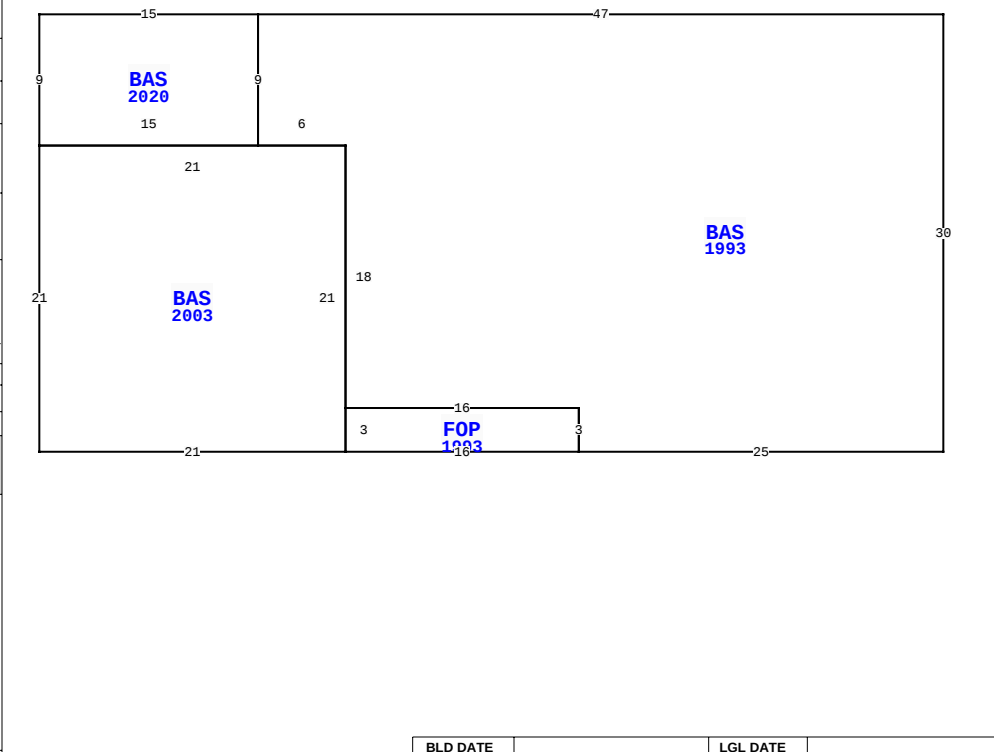
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100	1993	1,236	123,570
BAS	441	100	2003	441	44,090
BAS	135	100	2020	135	13,497
FOP	48	30	1993	14	1,400

TOTALS	1,860			1,826	182,556
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,737.00	SF	4.00
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	28.00
5	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	90.0900	118.92	217,148	1989	1992	0	0	0	15.93	84.07
1 SNGL FAM - 100% - 2022												
Heated Area: 1812												
HX Base Yr 2022												



54212 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0812	CONCRETE C	0	100	0	0	1,737.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,787	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	1999	1999	3	20	374	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	28.00	28.00	100	2000	2000	3	27	2,722	
5	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2005	2005	3	64	1,352	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

TOTAL OB/XF										8,811							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										6					
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										182,556					
TOTAL MARKET OB/XF VALUE										8,811					
TOTAL LAND VALUE - MARKET										50,000					
TOTAL MARKET VALUE										241,367					
SOH/AGL Deduction										48,437					
ASSESSED VALUE										192,930					
TOTAL EXEMPTION VALUE										50,722					
BASE TAXABLE VALUE										142,208					
TOTAL JUST VALUE										241,367					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										227,989					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5511	NEW CONSTR	56,780	02/10/1989
5705	NEW CONSTR	1,500	02/10/1989
3390	NEW CONSTR	0	02/10/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2503/1906	9/17/2021	WD	Q	I	01	240,000			
GRANTOR: MCRAE MATTHEW ET AL									
GRANTEE: LENKER JON L & MICH									
2493/0598	8/30/2021	FJ	U	I	11	0			
GRANTOR: THOMAS SHIRLENE M EST									
GRANTEE: MCRAE MATTHEW & KRI									
BUYER'S NOTES									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W47 BAS=[YR=2020] W15 S9 BAS=[YR=2003] S21 E21									
FOP=[YR=1993] E16 N3 W16 S3\$ N21 W21\$ E15 N9\$ S9 E6 S18 E16									
S3 E25 N30\$.									