BLOCK 2 LOT 18
IN OR 2595/195
SHEFFIELD VILLAGE PB 5/28 & 29

VANDERWORKEN LEWIS & CHRISTINA
54179 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0180

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

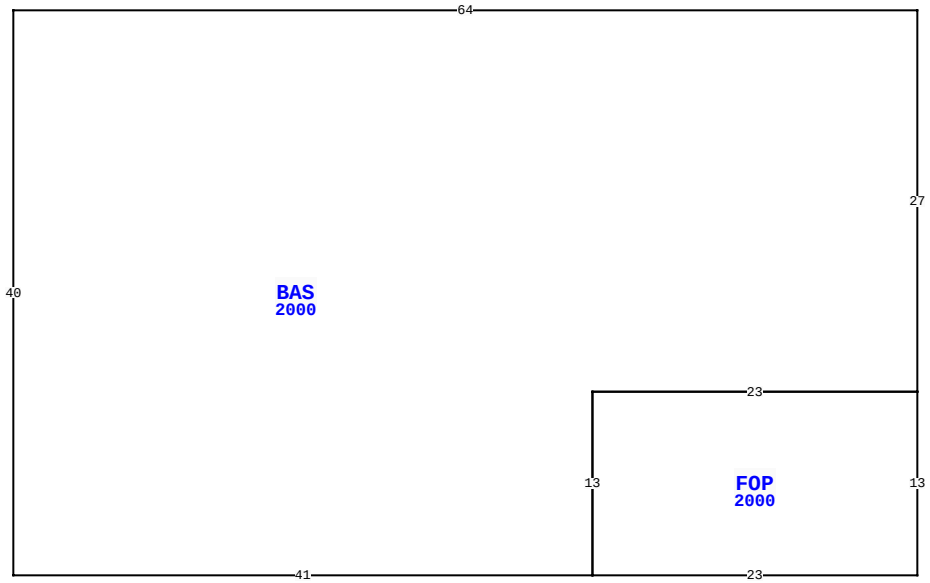
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2000	2,261	166,755
FOP	299	30	2000	90	6,637
TOTALS	2,560			2,351	173,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	127.6000	108.46	254,989	2000	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2024 Heated Area: 2261 HX Base Yr 2024



54176 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		173,393
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		226,298
SOH/AGL Deduction		14,906
ASSESSED VALUE		211,392
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,670
TOTAL JUST VALUE		226,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003240	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0195	10/06/2022	WD	Q	I	01	260,000
GRANTOR: MAVERICK REAL ESTATE						
GRANTEE: VANDERWORKEN LEWIS						
2562/1405	5/09/2022	WD	Q	I	01	115,000
GRANTOR: KENNISON ZINA						
GRANTEE: MAVERICK REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S40 E41 FOP=[YR=2000] E23 N13 W23 S13 $ N13 E23 N27 $.

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	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 10/10/2022 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS