

SMITH PATRICIA
54140 ARMSTRONG RD
CALLAHAN, FL 32011

37-1N-25-299S-0002-0190

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 100
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo14 CARPET 80
Interior Floo08 SHT VINYL 20
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100

Bedrooms
Bathrooms
Frame02 WOOD FRAME 100

Stories
Units1. 1. 100
 0 100
BUD8 Adjustme06 DIST 1D 100

Quality03 Quality Level 03
DOR CODE0200 MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE
BAS1,51210020131,512102,425

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0800021,512117.200099.62150,625201220120032.0068.00
1 M/H 94+ - 100% - 2014Heated Area: 1512HX Base Yr 2014

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 6Tax Dist:
BUILDING MARKET VALUE102,425
TOTAL MARKET OB/XF VALUE579
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE153,004
SOH/AGL Deduction58,850
ASSESSED VALUE94,154
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE43,432
TOTAL JUST VALUE153,004
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE138,613

PERMIT NUMBERDESCRIPTIONAMTISSUED
MH135482CO ISSUED008/14/2013
MH135482MH MOVE-ON007/01/2013

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE
1861/13886/11/2013WDQI0120,000
GRANTOR:CABAL BRENDA E
GRANTEE:SMITH PATRICIA
1861/13866/11/2013QCUI1119,300
GRANTOR:EDWARDS RONNIE L JR
GRANTEE:SMITH PATRICIA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S27 E56 N27\$.

LAND DESCRIPTION

TOTAL OB/XF579

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITTYDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/12/2019BYKBA

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