BLOCK 2 LOT 22
SHEFFIELD VILLAGE PB 5/28 & 29

GASKINS MARCUS DILLAN
54036 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0002-0220

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	0	0 100
Units		0 100
Quality	06	Quality Level 06

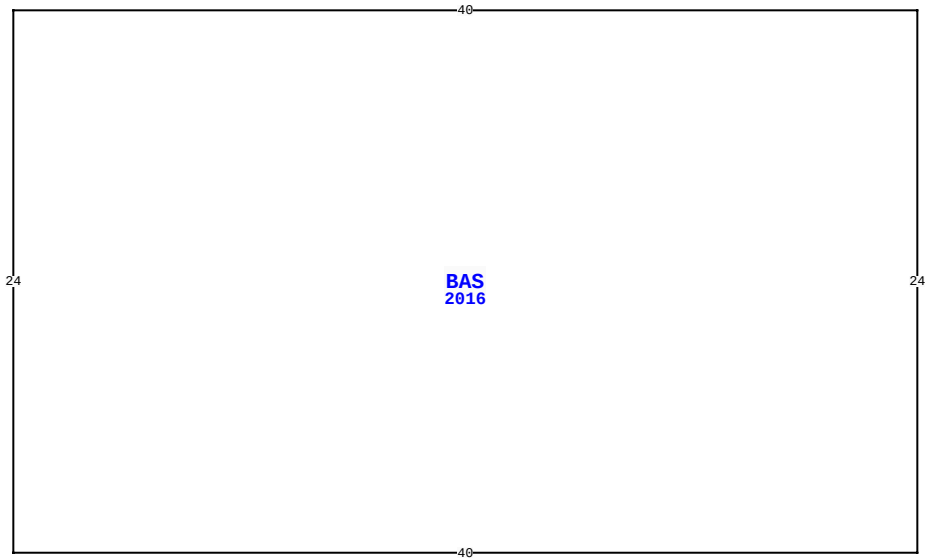
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2016	960	117,301
TOTALS	960			960	117,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	151.3200	128.62	123,475	2016	2020	0	0	0	5.00	95.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



54036 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	117,301
TOTAL MARKET OB/XF VALUE	6,696
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	173,997
SOH/AGL Deduction	15,958
ASSESSED VALUE	158,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,039
TOTAL JUST VALUE	173,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165791	CO ISSUED	0	10/31/2016
MH165791	MH MOVE-ON	0	10/01/2016
B24387	ADDITION	11,134	02/01/2011
B24093	CARPORT	7,083	11/01/2010
MH992525	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/1539	4/28/2025	WD	Q	I	01	210,000
GRANTOR: TOOLEY GLORIA & JOSH						
GRANTEE: GASKINS MARCUS DILL						
2514/0610	11/16/2021	WD	Q	I	01	155,000
GRANTOR: DAVIS ANDREW W & HEAT						
GRANTEE: JEWELL GLORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S24 E40 N24$.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2018	2018	3	78	2,808	
2	0940	SHEDS/PORT	0	0	0	0	288.00	SF	30.00	30.00	100	2011	2011	3	45	3,888	

LAND DESCRIPTION

TOTAL OB/XF 6,696

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS