BLOCK 3 LOT 22
SHEFFIELD VILLAGE PB 5/28 & 29

HENDRIX AUSTIN L & ALICIA J
54071 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

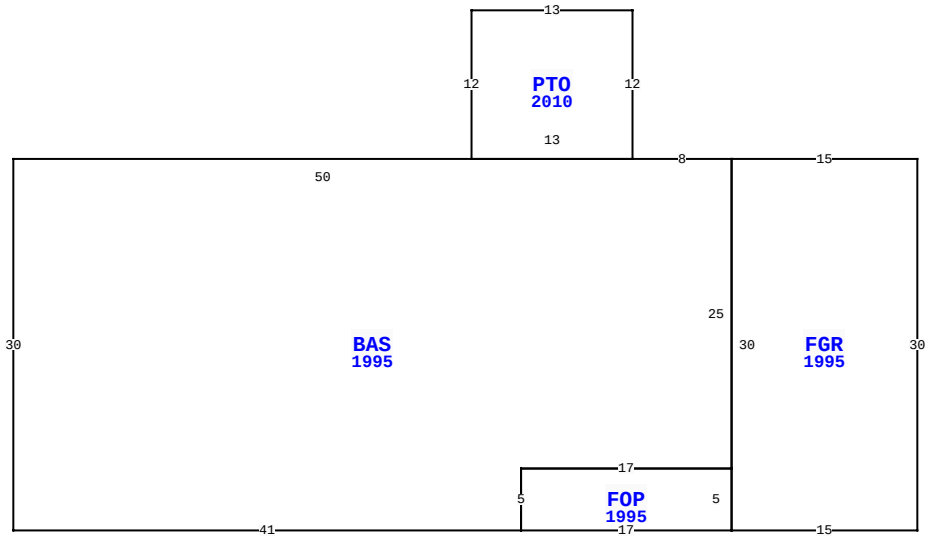
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1995	1,655	236,063
FGR	450	55	1995	248	35,374
FOP	85	30	1995	26	3,709
PTO	156	5	2010	8	1,141
TOTALS	2,346			1,937	276,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	120.7360	159.37	308,700	1995	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 1655 HX Base Yr 2021



54071 ARMSTRONG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,286
TOTAL MARKET OB/XF VALUE		10,175
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		336,461
SOH/AGL Deduction		94,980
ASSESSED VALUE		241,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,759
TOTAL JUST VALUE		336,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26469	ADDITION	2,200	09/03/2012
B941199	NEW CONSTR	67,235	10/01/1994
B941199	NEW CONSTR	70,535	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2342/0240	2/26/2020	WD	Q	I	02	230,000
GRANTOR: LUEDERS JUSTIN G & JA						
GRANTEE: HENDRIX AUSTIN L &						
1724/0505	2/11/2011	WD	Q	I	02	129,000
GRANTOR: NELSON SOPHIA E						
GRANTEE: LUEDERS JUSTIN GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W15 BAS=[YR=1995] W8 PTO=[YR=2010] N12 W13 S12 E13$ W50 S30 E41 FOP=[YR=1995] E17 N5 W17 S5$ N5 E17 N25$ S30 E15 N30$.

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	0812	CONCRETE C	0	100	0	0	2,385.00	SF	4.00	4.00	100	2012	2012	3	92	8,777	
2	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00	32.00	100	2020	2020	3	95	1,398	

LAND DESCRIPTION

TOTAL OB/XF 10,175

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS