BLOCK 3 LOT 23
IN OR 1064/1988
SHEFFIELD VILLAGE PB 5/28 & 29

ALEXANDER JOHN L
54097 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0230

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

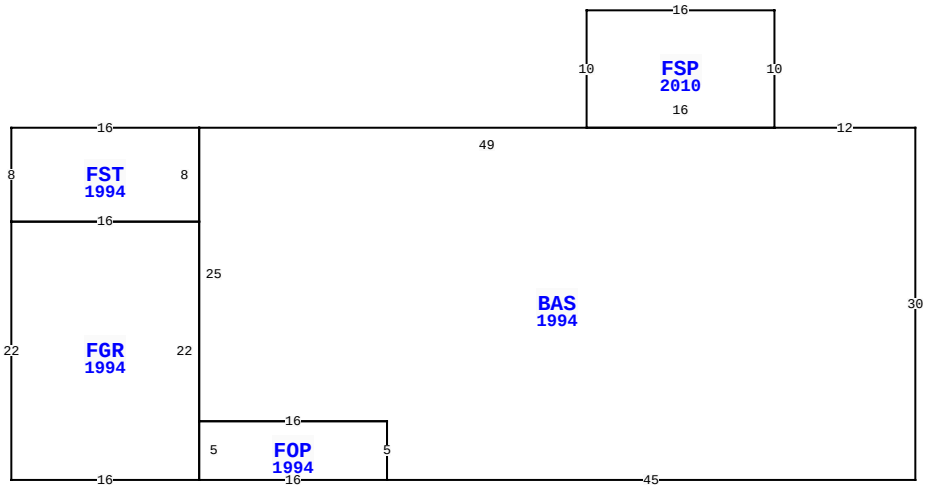
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1994	1,750	144,875
FGR	352	55	1994	194	16,060
FOP	80	30	1994	24	1,987
FSP	160	40	2010	64	5,298
FST	128	55	1994	70	5,795
TOTALS	2,470			2,102	174,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	106.8200	106.82	224,536	1994	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1750 HX Base Yr 2008



54097 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		174,015
TOTAL MARKET OB/XF VALUE		760
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		224,775
SOH/AGL Deduction		102,316
ASSESSED VALUE		122,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,737
TOTAL JUST VALUE		224,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941495	NEW CONSTR	79,380	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1064/1988	6/25/2002	WD	Q	I	01	100
GRANTOR: ALEXANDER ANNE E						
GRANTEE: ALEXANDER JOHN L						
0896/0242	8/20/1999	WD	Q	I		100,700
GRANTOR: BELL KIMBERLY E						
GRANTEE: ALEXANDER JOHN & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 FSP=[YR=2010] N10 W16 S10 E16$ W49
FST=[YR=1994] W16 S8 FGR=[YR=1994] S22 E16 FOP=[YR=1994] E16
N5 W16 S5$ N22 W16$ E16 N8$ S25 E16 S5 E45 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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	13.20	13.20	100	1997	1997	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 760

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS