BLOCK 3 LOT 25 (EX 462/228)
IN OR 1533/1078
SHEFFIELD VILLAGE PB 5/28 & 29

BOONE JERRY J JR
54139 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
Quality	03	Quality Level 03

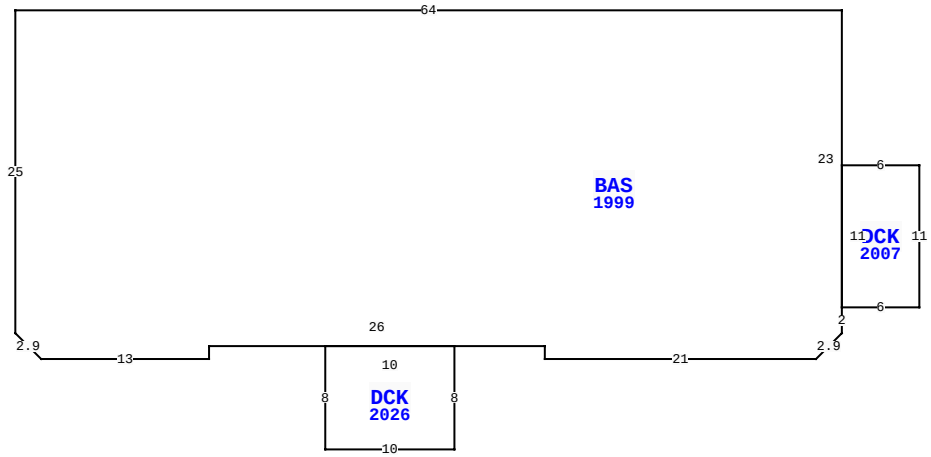
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	1999	1,698	74,428
DCK	66	15	2007	10	438
DCK	80	15	2026	12	526
TOTALS	1,844			1,720	75,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	117.2000	99.62	171,346	1997	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2008 Heated Area: 1698 HX Base Yr 2008



54139 ARMSTRONG RD, CALLAHAN

BLD DATE	03/12/2008 KWJW	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		75,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		125,392
SOH/AGL Deduction		59,902
ASSESSED VALUE		65,490
TOTAL EXEMPTION VALUE	HX HB	40,490
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1078	11/01/2007	WD	Q	I		125,000
GRANTOR: MEEKS ANGELA L & TED						
GRANTEE: BOONE JERRY J JR						
1316/0159	5/09/2005	WD	Q	I		89,500
GRANTOR: WILSON PAULETTE B						
GRANTEE: MEEKS ANGELA L & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W64 S25 D2R2 E13 N1 E26 S1 E21 U2R2 N2 N23 $
DCK=[YR=2007;ORIG=0,23] E6 N11 W6 S11 $
DCK=[YR=2026;ORIG=-40,26] E10 S8 W10 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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