BLOCK 3 LOTS 26 & PT OF 25
IN OR 2504/1257
SHEFFIELD VILLAGE PB 5/28 & 29

MUSIC ALLISON L/STOLTING ROBERT WILLIAM ET AL
54169 ARMSTRONG RD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

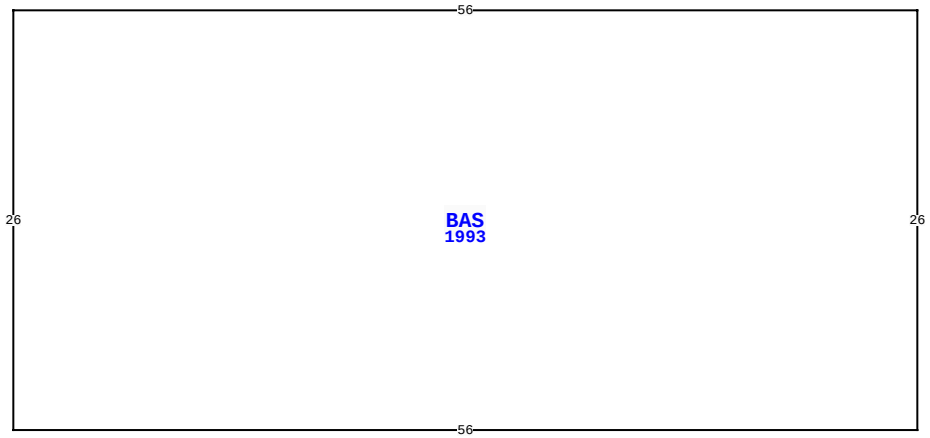
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	160,120
TOTALS	1,456			1,456	160,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	161.7200	129.38	188,377	1993	2017	0	0	0	15.00	85.00

1 M/H 93- – 50% - 2022 Heated Area: 1456 HX Base Yr 2022



54169 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		160,120
TOTAL MARKET OB/XF VALUE		1,148
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,268
SOH/AGL Deduction		25,066
ASSESSED VALUE		186,202
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		135,480
TOTAL JUST VALUE		211,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-115	MH MOVE-ON	32,000	08/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1257	10/08/2021	WD	Q	I	01	204,000
GRANTOR: ERRAZURIZ CHRISTIAN &						
GRANTEE: MUSIC ALLISON L & R						
2129/0987	6/23/2017	WD	Q	I	02	115,000
GRANTOR: WB ATLAS SOLUTIONS LL						
GRANTEE: ERRAZURIZ CHRISTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E56 N26$.

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	1242	WD DECK A	0	50	8	8	64.00	SF	10.00	10.00	100	2016	2016	3	70	448	
2	1242	WD DECK A	0	50	10	10	100.00	SF	10.00	10.00	100	2016	2016	3	70	700	

LAND DESCRIPTION

TOTAL OB/XF 1,148

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	50	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