BLOCK 3 LOT 27
IN OR 494 PG 280
SHEFFIELD VILLAGE PB 5/28 & 29

CONLEY LINDA M
54199 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0270

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

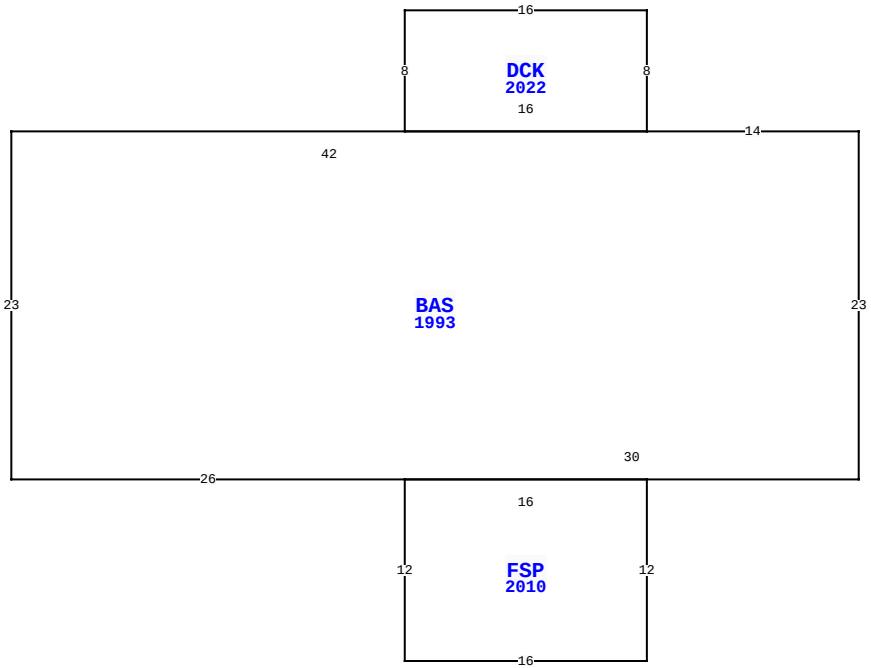
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	34,869
DCK	128	15	2022	19	515
FSP	192	60	2010	115	3,113
TOTALS	1,608			1,422	38,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,422	112.8000	90.24	128,321	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr 1988



54199 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		38,496
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		91,260
SOH/AGL Deduction		50,530
ASSESSED VALUE		40,730
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		10,730
TOTAL JUST VALUE		91,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615048	REPAIR/RRF	800	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0494/0280	7/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						
0419/0594	5/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=2022] N8 W16 S8 E16$ W42 S23 E26
FSP=[YR=2010] S12 E16 N12 W16$ E30 N23$.

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	100	25	6	150.00	SF	10.00	10.00	100	1991	1991	3	20	300	
2	0510	GARAGE WD-	0	100	22	16	352.00	SF	35.00	35.00	100	1995	1995	3	20	2,464	

LAND DESCRIPTION

TOTAL OB/XF 2,764

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 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