



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05
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	1,788	100	1993	1,788	112,155
DCK	193	15	1993	29	1,819
FOP	312	30	1993	94	5,896
FSP	252	60	1993	151	9,472
TOTALS	2,545			2,062	129,342

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	32	28	896.00	SF	35.00	35.00	
2	0812	CONCRETE C	0	100	0	0	2,630.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,062	145.2000	116.16	239,522	1984	2005	0	0	46.00	54.00
1 M/H 93- - 100% - 2023 Heated Area: 1788 HX Base Yr 2023											
54277 ARMSTRONG RD, CALLAHAN											

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

TOTAL OB/XF											
17,723											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		147,425	
TOTAL MARKET OB/XF VALUE		17,723	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		215,148	
SOH/AGL Deduction		11,279	
ASSESSED VALUE		203,869	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		153,147	
TOTAL JUST VALUE		215,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11110	XFOB	3,700	05/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/1446	4/26/2022	WD	Q	I	01
GRANTOR: PERRY DEBRA JO & CLYD					
GRANTEE: HARRY RICHARD B & A					
2195/1950	3/21/2018	QC	U	I	11
GRANTOR: PERRY DEBRA JO F/K/A/					
GRANTEE: PERRY DEBRA JO & CL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FSP=[YR=1993] N12 W18 FOP=[YR=1993] W29 S12 E23 N6 E6 N6\$ S6 W6 S6 E24\$ W47 S28 E17 DCK=[YR=1993] S7 E27 N7 W10 N1 W4 S1 W13\$ E13 N1 E4 S1 E30 N28\$.											

HARRY RICHARD BRANDON/UGLES ALEXANDRA C
54277 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0300

[illegible]