BLOCK 3 LOT 32
IN OR 494 PG 154
SHEFFIELD VILLAGE PB 5/28 & 29

BECKNER WESLEY E/JASINSKI FAITH H
54335 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

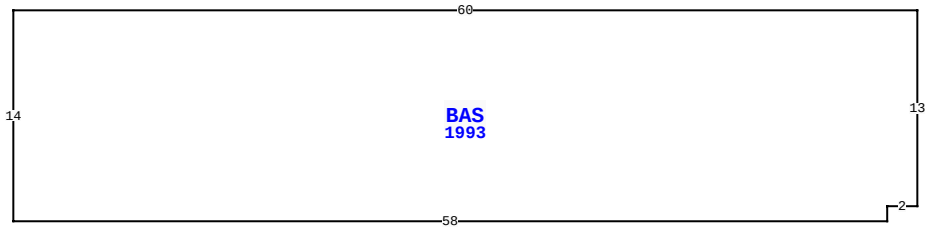
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	838	100	1993	838	24,335
TOTALS	838			838	24,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	838	121.0000	96.80	81,118	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 838 HX Base Yr 1985



54335 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		24,335
TOTAL MARKET OB/XF VALUE		2,024
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		76,359
SOH/AGL Deduction		41,077
ASSESSED VALUE		35,282
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,282
TOTAL JUST VALUE		76,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995877	GARAGE	8,250	01/03/1999
R950350	REPAIR/RRF	6,500	06/01/1995
B995877	REPAIR/RRF	6,500	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1278	12/05/2024	QC	U	I	11	100
GRANTOR: BECKNER WESLEY E						
GRANTEE: BECKNER WESLEY E						
0494/0154	7/01/1986	WD	U	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E58 N1 E2 N13$.

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	12	10	120.00	SF	30.00	30.00	100	1999	1999	3	20	720	
2	0351	CARPORT MT	0	100	20	12	240.00	SF	8.50	8.50	100	1999	1999	3	20	408	
3	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2016	2016	3	70	896	

LAND DESCRIPTION

TOTAL OB/XF 2,024

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	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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS