BLOCK 3 LOT 33
IN OR 781 PG 755
SHEFFIELD VILLAGE PB 5/28 & 29

WEAVER RHENDA S
54365 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0330

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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	04	Quality Level 04

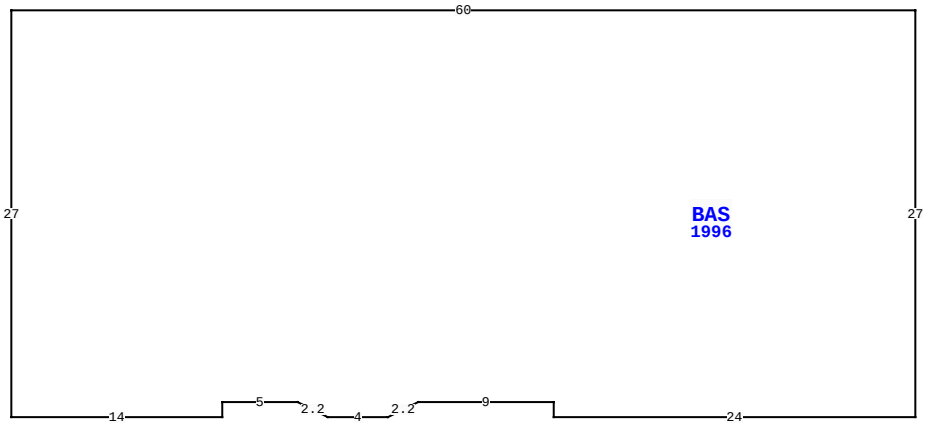
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1996	1,604	88,980
TOTALS	1,604			1,604	88,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,604	135.9600	115.57	185,374	1996	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1604 HX Base Yr 1988



54365 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		88,980
TOTAL MARKET OB/XF VALUE		464
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		139,444
SOH/AGL Deduction		77,123
ASSESSED VALUE		62,321
TOTAL EXEMPTION VALUE	HX HB	37,321
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961500	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0755	1/06/1997	WD	Q	I	01	3,400
GRANTOR: WEAVER RHENDA S WHALE						
GRANTEE: WEAVER MICHAEL & RH						
0662/1960	7/10/1992	WD	U	I	10	9,300
GRANTOR: HMS AMELIA INC						
GRANTEE: WHALEY RHENDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E14 N1 E5 D1 R2 E4 U1 R2 E9 S1 E24 N27$.

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	1241	WD DECK G	0	100	8	14	112.00	UT	11.50	11.50	100	2005	2005	3	36	464	

LAND DESCRIPTION

TOTAL OB/XF 464

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