BLOCK 3 LOT 34
OR 594/380 & CASE #06-DR-151
SHEFFIELD VILLAGE PB 5/28 & 29

DILLARD PEGGY ANN EST
54397 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0340

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

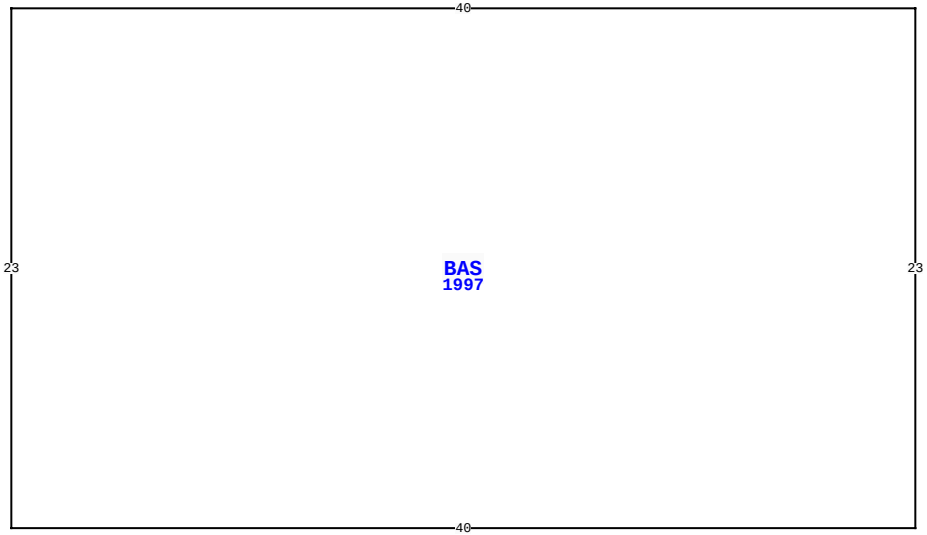
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1997	920	25,878
TOTALS	920			920	25,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	117.2000	93.76	86,259	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



54397 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	25,878
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	76,118
SOH/AGL Deduction	6,804
ASSESSED VALUE	69,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,314
TOTAL JUST VALUE	76,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971649	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0594/0380	4/03/1990	WD	Q	I		20,000
GRANTOR: C & S FAMILY CREDIT						
GRANTEE: NEWMAN ROBERT & P						
0584/1198	11/30/1989	WD	Q	I	05	16,000
GRANTOR: GILBERT JOANN						
GRANTEE: C & S CREDIT INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W40 S23 E40 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	0	0	0	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	0	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