

BLOCK 3 LOT 35
IN OR 1191/1108
1992 SKYL DW/MH

MINESS PERRY EUGENE
54425 ARMSTRONG ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299S-0003-0350



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	

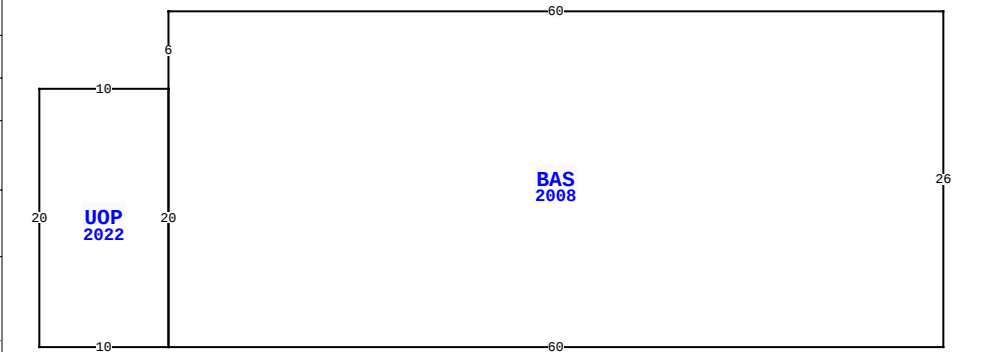
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	46,126
UOP	200	25	2022	50	1,478
TOTALS	1,760			1,610	47,605

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY KWA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0820	02	1,610	123.2000	98.56	158,682	1992	1995	0	0
1 M/H 93- - 100% - 1988									
Heated Area: 1560									
HX Base Yr 1988									



54425 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		47,605	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		99,005	
SOH/AGL Deduction		52,618	
ASSESSED VALUE		46,387	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		21,387	
TOTAL JUST VALUE		99,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26080	ADDITION	6,958	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1191/1108	12/01/2003	QC	Q	I	01
GRANTOR: MINESS CYNTHIA JEAN					
GRANTEE: MINESS PERRY EUGENE					
0484/0014	3/01/1986	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BAS=[YR=2008] W60 S6 UOP=[YR=2022] W10 S20 E10 N20\$ S20 E60 N26 \$.

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000							

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