PT FRANCIS WOODS DONATION
SEC 42-2N-25E & S1/2 OF ABND
R/R IN OR 1196/1048 (EX PT IN

ARMSTRONG RICKEY H JR & DONNA
450593 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

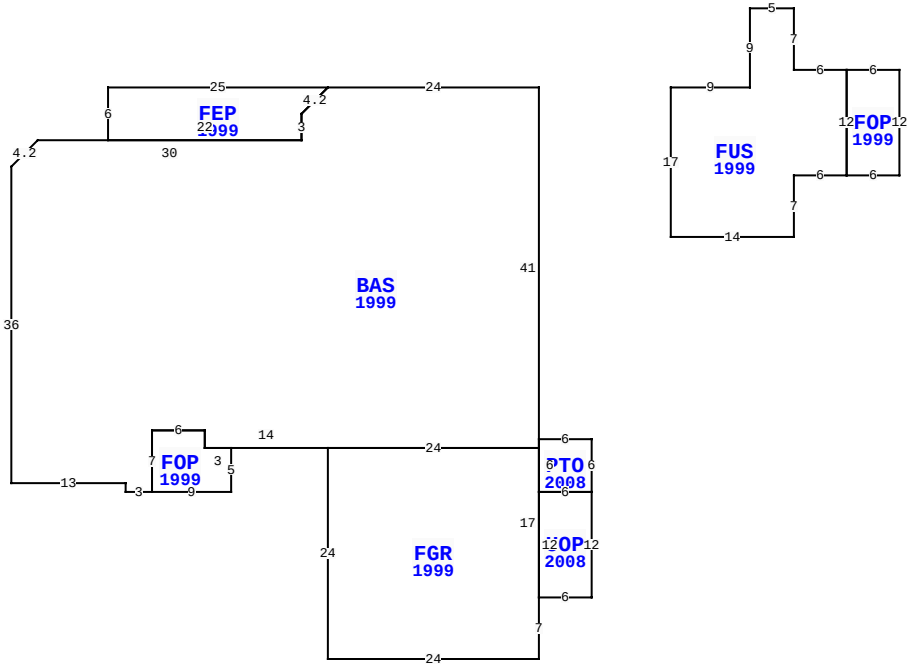
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,308	100	1999	2,308	243,595
FEP	137	80	1999	110	11,610
FGR	576	55	1999	317	33,457
FOP	57	30	1999	17	1,794
FOP	72	30	1999	22	2,322
FUS	355	100	1999	355	37,468
PTO	36	5	2008	2	211
UOP	72	20	2008	14	1,478
TOTALS	3,613			3,145	331,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,145	98.4124	129.90	408,536	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2000 Heated Area: 2663 HX Base Yr 2000



450593 SR 200, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,936
TOTAL MARKET OB/XF VALUE		25,982
TOTAL LAND VALUE - MARKET		110,700
TOTAL MARKET VALUE		468,618
SOH/AGL Deduction		256,000
ASSESSED VALUE		212,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,896
TOTAL JUST VALUE		468,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995697	NEW CONSTR	186,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/1048	12/19/2003	QC	Q	I	06	100
GRANTOR: RHODEN GARLAND JR & K						
GRANTEE: ARMSTRONG RICKEY JR						
0856/0724	11/19/1998	WD	U	V	07	100
GRANTOR: ARMSTRONG RICKEY H &						
GRANTEE: ARMSTRONG RICKEY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 FEP=[YR=1999] W25 S6 E22 N3 R3 U3 $ D3 L3 S3 W30 L3 D3 S36 E13 S1 E3 FOP=[YR=1999] E9 N5 W3 N2 W6 S7$ N7 E6 S2 E14 FGR=[YR=1999] S24 E24 N7 UOP=[YR=2008] E6 N12 PTO=[YR=2008] N6 W6 S6 E6$ W6 S12$ N17 W24$ E24 N41$ PTR= E15 FUS=[YR=1999] E9 N9 E5 S7 E6 FOP=[YR=1999] E6 S12W6 N12 $ S12 W6 S7 W14 N17 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	100	1999	1999	3	75	3,291	
2	0812	CONCRETE C	0	100	0	0	4,984.00	SF	4.00	4.00	100	2000	2000	3	77	15,351	
3	0810	CONCRETE A	0	100	26	6	156.00	SF	6.50	6.50	100	2008	2008	3	88	892	
4	0300	BOAT DCK W	0	100	31	20	620.00	SF	40.00	40.00	100	1999	1999	3	26	6,448	

LAND DESCRIPTION

TOTAL OB/XF 25,982

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		RMH	0.00	0.00	3.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	110,700							

REVIEW DATE 12/03/2019 BY KBA Total Acres: 3.69 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/30/2025 BY SYS