PT FRANCIS WOODS DONATION
SEC 42 PAR 15-3
PT OR 1810/256 (EX ST RD R/W

ARMSTRONG RICKEY H JR
450593 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0015-0030

BUILDING CHARACTERISTICS

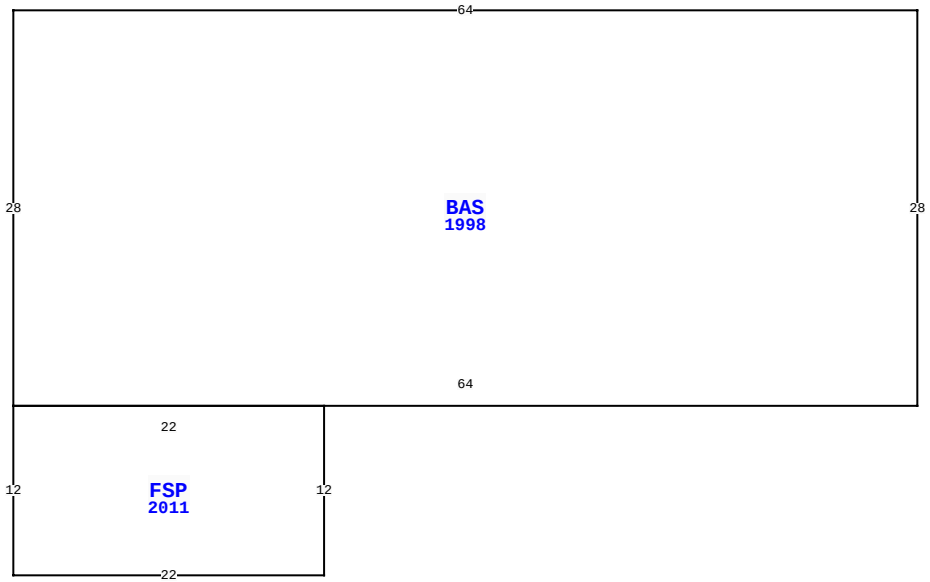
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,792	100	1998	1,792	53,846
FSP	264	60	2011	158	4,748
TOTALS	2,056			1,950	58,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,950	125.2000	100.16	195,312	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1792 HX Base Yr



450577 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	58,594
TOTAL MARKET OB/XF VALUE	21,444
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	150,038
SOH/AGL Deduction	21,170
ASSESSED VALUE	128,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,868
TOTAL JUST VALUE	150,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1810/0256	8/28/2012	QC	U	I	11	70,000
GRANTOR: MADERSKI WALTER D JR						
GRANTEE: ARMSTRONG RICKEY H						
1781/0744	3/02/2012	WD	U	I	30	69,717
GRANTOR: RHODEN GARLAND W JR &						
GRANTEE: MADERSKI WALTER D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S28 FSP=[YR=2011] S12 E22 N12 W22$ E64 N28$
.

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	0	0	0	2,796.00	SF	6.50	6.50	100	1998	1998	3	73	13,267	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128	
3	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1998	1998	3	25	1,080	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
7	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	2000	2000	3	77	3,604	

LAND DESCRIPTION

TOTAL OB/XF 21,444

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		RMH	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS