BLK 1 LOT 13
YULEE HEIGHTS SUB PBK 3/47A

ARMM ASSETS 2 LLC
401 CONGRESS AVENUE 33RD FLOOR
AUSTIN, TX 78701

2025

42-2N-27-4400-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

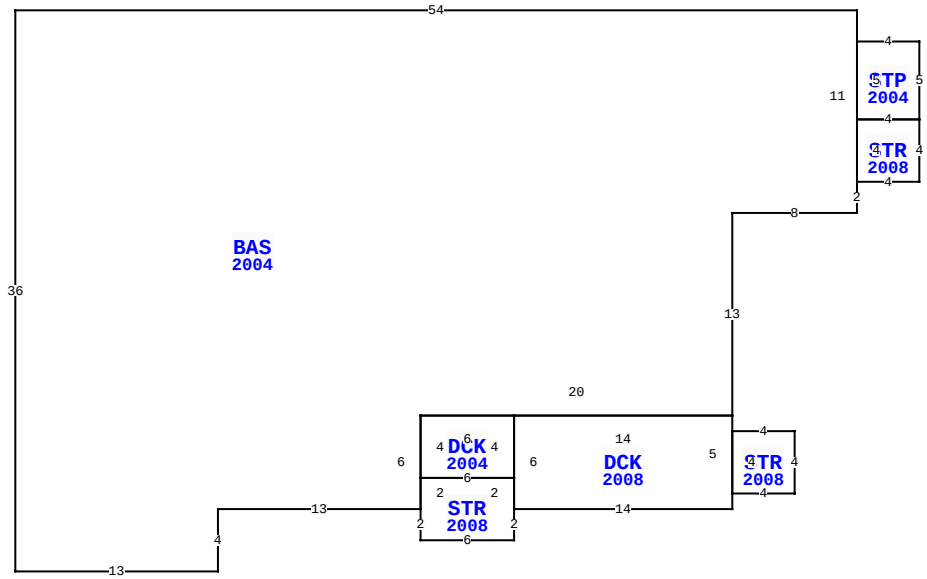
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2004	1,508	173,620
DCK	24	10	2004	2	230
DCK	84	10	2008	8	921
STP	20	10	2004	2	230
STR	16	10	2008	2	230
STR	16	10	2008	2	230
STR	24	10	2008	2	230
TOTALS	1,692			1,526	175,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,526	133.2528	119.93	183,013	2004	2015	0	0	0	4.00	96.00

1 SFR MODULR – 0% - 2025 Heated Area: 1508 HX Base Yr



86283 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,692
TOTAL MARKET OB/XF VALUE	6,483
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	242,175
SOH/AGL Deduction	0
ASSESSED VALUE	242,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,175
TOTAL JUST VALUE	242,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22115	REMODEL	15,000	12/01/2008
B0311756	FOUNDATION	2,400	09/01/2003
B11757	MODULAR HOME	90,000	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/1363	11/14/2024	SW	U	I	11	100
GRANTOR: ARMM ASSET COMPANY 2						
GRANTEE: ARMM ASSETS 2 LLC						
2644/1199	5/26/2023	WD	Q	I	01	245,000
GRANTOR: USSERY ABIGAIL D						
GRANTEE: ARMM ASSET COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W54 S36 E13 N4 E13 STR=[YR=2008] S2 E6 N2
DCK=[YR=2008] E14 N1 STR=[YR=2008] E4 N4 W4 S4$ N5 W14
DCK=[YR=2004] W6 S4 E6 N4$ S6$ N2 W6 S2$ N6 E20 N13 E8 N2
STR=[YR=2008] E4 N4 STP=[YR=2004] N5 W4 S5 E4$ W4 S4$ N11$.

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	0811	CONCRETE B	0	0	0	0	1,502.00	SF	5.20	5.20	100	2004	2004	3	83	6,483	

LAND DESCRIPTION

TOTAL OB/XF 6,483

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		RSF-	2110.00	165.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/10/2020 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS