BLOCK 2 LOT 6
IN OR 677 PG 1662
SHEFFIELD VILLAGE PB 5/28 & 29

KENT JESSIE M
54522 ARMSTRONG ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0002-0060

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

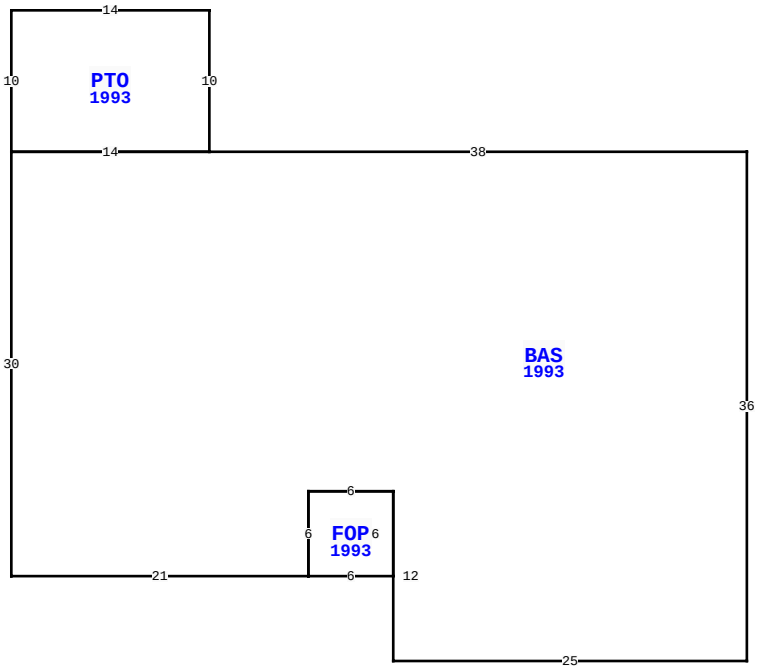
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	146,374
FOP	36	30	1993	11	962
PTO	140	5	1993	7	612
TOTALS	1,850			1,692	147,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	109.0000	114.45	193,649	1993	1993	0	0	0	23.60	76.40

1 SINGLE FAM 100% - 0 Heated Area: 1674 HX Base Yr 1994



54522 ARMSTRONG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,948
TOTAL MARKET OB/XF VALUE		20,198
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		219,146
SOH/AGL Deduction		97,307
ASSESSED VALUE		121,839
TOTAL EXEMPTION VALUE	HX HB WX SL	121,839
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		219,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8690	GARAGE	11,792	02/25/1993
8575	NEW CONSTR	62,025	12/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0677/1662	3/31/1993	WD	Q	I		74,000
GRANTOR: HARVELL ROSCOE & S T						
GRANTEE: KENT DONALD & JESSI						
0574/1246	7/20/1989	WD	U	V	09	59,700
GRANTOR: GERBER MANFRED & K						
GRANTEE: HMS AMELIA INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 PTO=[YR=1993] N10 W14 S10 E14$ W14 S30 E21
FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S12 E25 N36 $.

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	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	100	1993	1993	3	62	19,046	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 20,198

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS