BLOCK 2 LOT 10
SHEFFIELD VILLAGE PB 5/28 & 29

COOPER TERI
54414 ARMSTRONG RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0002-0100

BUILDING CHARACTERISTICS

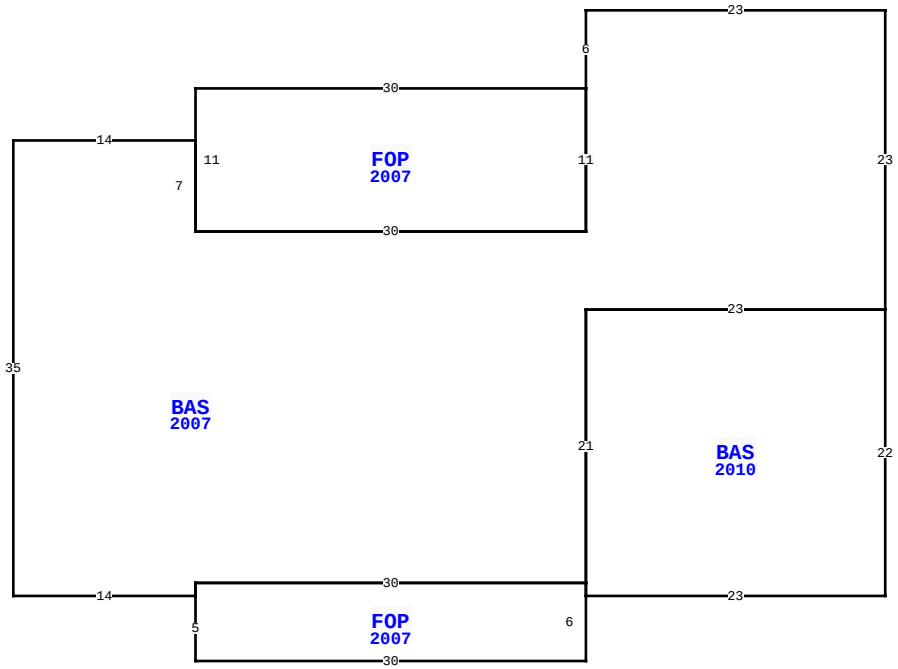
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,829	100	2007	1,829	259,192
BAS	506	100	2010	506	71,706
FOP	180	30	2007	54	7,652
FOP	330	30	2007	99	14,030
TOTALS	2,845			2,488	352,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	106.7520	148.39	369,194	2007	2015	0	0	0	4.50	95.50

2 SNGL FAM 100% - 2021 Heated Area: 2335 HX Base Yr 2021



54414 ARMSTRONG RD, CALLAHAN

BLD DATE	11/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		352,580
TOTAL MARKET OB/XF VALUE		10,171
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		413,751
SOH/AGL Deduction		119,326
ASSESSED VALUE		294,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,014
TOTAL JUST VALUE		413,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000758	CARPORT	9,020	01/23/2018
B24405	ADDITION	13,918	02/01/2011
E19905	ELEC OTHER	2,000	08/01/2007
M13231	MECH OTHER	0	08/01/2007
P12530	OTHER	0	07/01/2007
C20088	CO ISSUED	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1035	9/20/2019	WD	Q	I	02	265,000
GRANTOR: VAN SICKLE DANIEL RAY						
GRANTEE: COOPER TERI						
1985/1822	6/10/2015	QC	U	I	11	100
GRANTOR: VAN SICKLE DANIEL						
GRANTEE: VAN SICKLE DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W23 S6 FOP=[YR=2007] W30 S11 E30 N11$ S11 W30 N7 W14 S35 E14 FOP=[YR=2007] S5 E30 N6 W30 S1$ N1 E30 BAS=[YR=2010] S1 E23 N22 W23 S21$ N21 E23 N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2011	2011	3	56	7,056	

LAND DESCRIPTION

TOTAL OB/XF 10,171

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		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