BLOCK 2 LOT 11
SHEFFIELD VILLAGE PB 5/28 & 29

KAY SHAUN AUSTIN
54382 ARMSTONG RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0002-0110

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

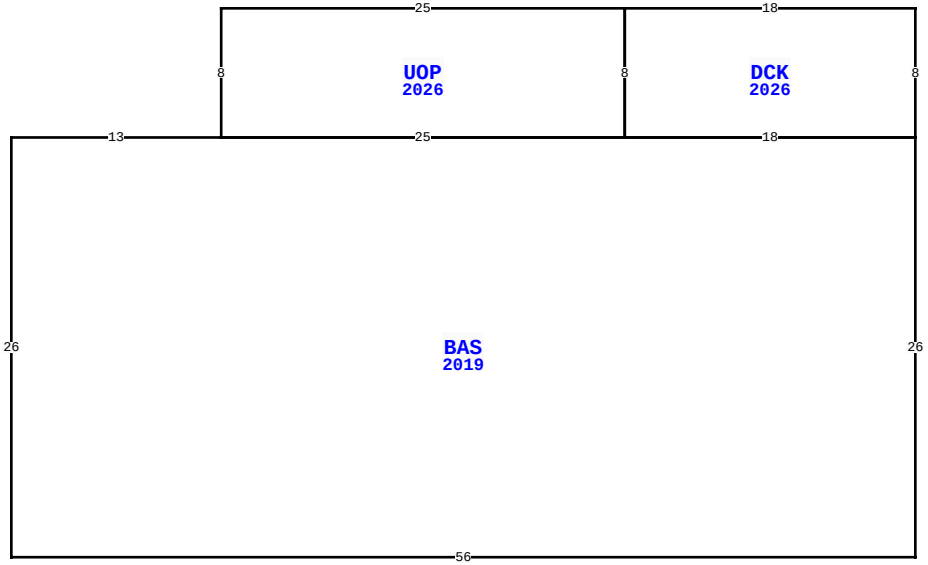
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2019	1,456	175,712
DCK	144	15	2026	22	2,655
UOP	200	25	2026	50	6,034
TOTALS	1,800			1,528	184,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,528	116.6000	104.94	160,348	2019	2019	0	0	115	10.00	115.00

1 M/H 94+ 100% - 2026 Heated Area: 1456 HX Base Yr 2026



54382 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		184,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		235,400
SOH/AGL Deduction		0
ASSESSED VALUE		235,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,989
TOTAL JUST VALUE		235,400
NCON VALUE		1,559
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005209	CO ISSUED	0	06/25/2019
1905209	MH MOVE-ON	0	05/17/2019
7443	MH MOVE-ON	45,578	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2810/1179	8/20/2025	WD	Q	I	01	279,000
GRANTOR: KINGERY BRYAN JR						
GRANTEE: KAY SHAUN AUSTIN						
2269/0931	4/19/2019	WD	Q	I	01	45,000
GRANTOR: VAN SICKLE DANIEL RAY						
GRANTEE: STAFFORD SARAH & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W18 W25 W13 S26 E56 N26 $
DCK=[YR=2026;ORIG=0,0] W18 N8 E18 S8 $
UOP=[YR=2026;ORIG=-18,-0] W25 N8 E25 S8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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