BLOCK 2 LOT 14
SHEFFIELD VILLAGE PB 5/28 & 29

HALL BLAKE/PILCHER ASHLYN
54292 ARMSTRONG RD
CALLAHAN, FL 32011

**2026**

**37-1N-25-299S-0002-0140**

## 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 | 08 | SHT VINYL 100 |
| 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 | 05 | Quality Level 05 |

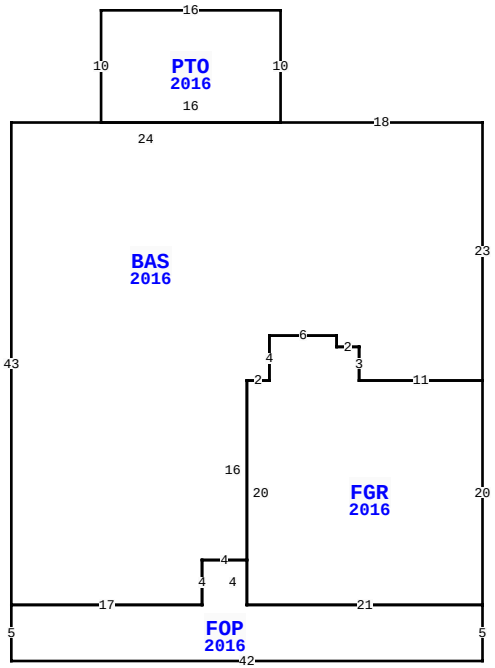
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,340 | 100 | 2016 | 1,340 | 161,641 |
| FGR | 450 | 55 | 2016 | 248 | 29,916 |
| FOP | 226 | 30 | 2016 | 68 | 8,202 |
| PTO | 160 | 5 | 2016 | 8 | 965 |
| TOTALS | 2,176 | | | 1,664 | 200,725 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,664 | 123.2000 | 129.36 | 215,255 | 2016 | 2016 | 0 | 0 | 0 | 6.75 | 93.25 |

2 SINGLE FAM 100% - 2026 Heated Area: 1340 HX Base Yr 2026




54292 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 | | 200,725 |
| TOTAL MARKET OB/XF VALUE | | 1,920 |
| TOTAL LAND VALUE - MARKET | | 51,000 |
| TOTAL MARKET VALUE | | 253,645 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 253,645 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 202,234 |
| TOTAL JUST VALUE | | 253,645 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,235 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1631975 | CO ISSUED | 0 | 05/23/2016 |
| B1631975 | NEW CONSTR | 174,675 | 03/01/2016 |
| B1428926 | DEMOLITION | 300 | 06/01/2014 |
| 7678 | MH MOVE-ON | 16,874 | 02/07/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2827/164 | 11/01/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: DEDMON LANCE C EST | | | | | | |
| GRANTEE: DEDMON RYAN | | | | | | |
| 2791/1690 | 5/27/2025 | WD | U | I | 19 | 325,000 |
| GRANTOR: DEDMON RYAN AS PR OF | | | | | | |
| GRANTEE: HALL BLAKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W18 PTO=[YR=2016] N10 W16 S10 E16$ W24 S43 FOP=[YR=2016] S5 E42 N5 FGR=[YR=2016] N20 W11 N3 W2 N1 W6 S4 W2 S20 E21$ W21 N4 W4 S4 W17$ E17 N4 E4 N16 E2 N4 E6 S1 E2 S3 E11 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2016 | 2016 | 3 | 96 | 1,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,920

| 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