BLOCK 2 LOT 17
SHEFFIELD VILLAGE PB 5/28 & 29

LENKER JON L & MICHELLE
54212 ARMSTRONG RD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0002-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

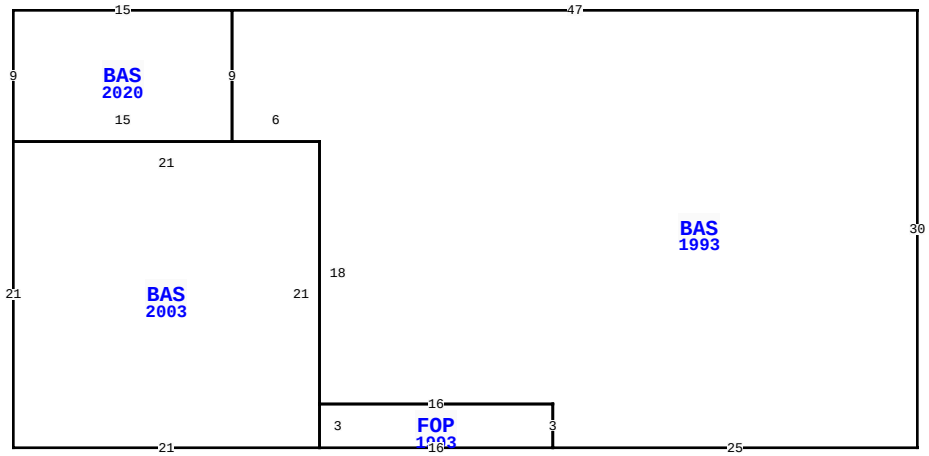
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,236	100	1993	1,236	129,399
BAS	441	100	2003	441	46,169
BAS	135	100	2020	135	14,133
FOP	48	30	1993	14	1,466
TOTALS	1,860			1,826	191,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	90.0900	125.23	228,670	1989	1992	0	0	0	16.40	83.60

1 SNGL FAM 100% - 2022 Heated Area: 1812 HX Base Yr 2022



54212 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		191,168
TOTAL MARKET OB/XF VALUE		3,379
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		245,547
SOH/AGL Deduction		47,408
ASSESSED VALUE		198,139
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,728
TOTAL JUST VALUE		245,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5511	NEW CONSTR	56,780	02/10/1989
5705	NEW CONSTR	1,500	02/10/1989
3390	NEW CONSTR	0	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1906	9/17/2021	WD	Q	I	01	240,000
GRANTOR: MCRAE MATTHEW ET AL						
GRANTEE: LENKER JON L & MICH						
2493/0598	8/30/2021	FJ	U	I	11	0
GRANTOR: THOMAS SHIRLENE M EST						
GRANTEE: MCRAE MATTHEW & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 BAS=[YR=2020] W15 S9 BAS=[YR=2003] S21 E21 FOP=[YR=1993] E16 N3 W16 S3$ N21 W21$ E15 N9$ S9 E6 S18 E16 S3 E25 N30$.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1999	1999	3	20	384	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	19.50	19.50	100	1999	1999	3	20	374	
4	0510	GARAGE WD-	0	100	30	12	360.00	SF	28.00	28.00	100	2000	2000	3	26	2,621	

LAND DESCRIPTION

TOTAL OB/XF 3,379

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