BLOCK 3 LOT 1
SHEFFIELD VILLAGE PB 5/28 & 29

WOODS CHARLOTTE E REV TRUST/WOODS CHARLOTTE E TRUS
54603 ARMSTRONG ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

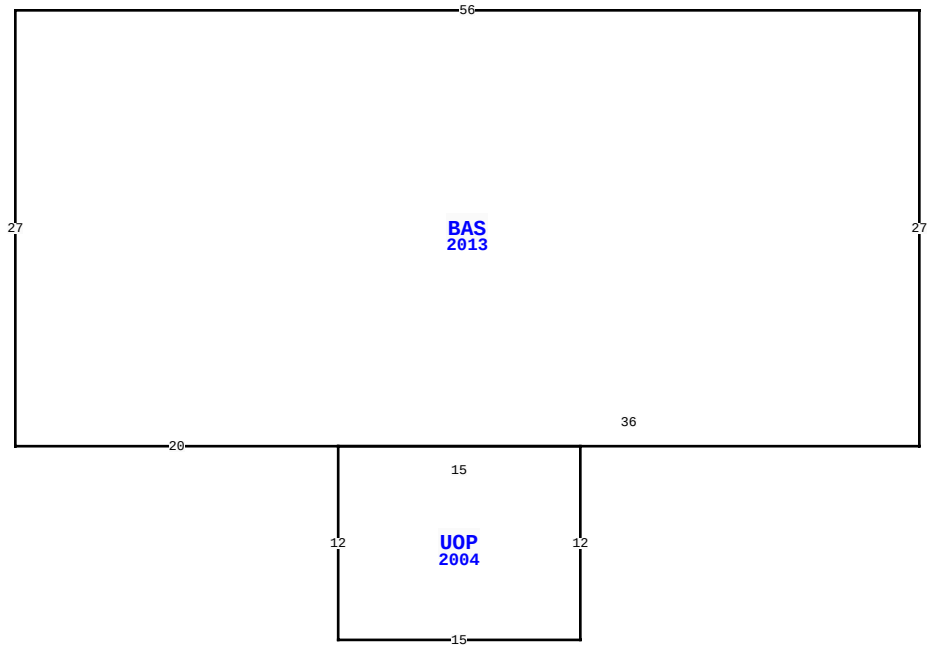
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,512	100	2013	1,512	73,113
UOP	180	25	2004	45	2,176
TOTALS	1,692			1,557	75,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,557	116.8000	105.12	163,672	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2008 Heated Area: 1512 HX Base Yr 2008



54603 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		75,289
TOTAL MARKET OB/XF VALUE		1,869
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		128,158
SOH/AGL Deduction		56,612
ASSESSED VALUE		71,546
TOTAL EXEMPTION VALUE	HX HB	46,546
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C135485	CO ISSUED	0	10/03/2013
MH135485	MH MOVE-ON	0	07/01/2013
B1326836	DEMOLITION	3,300	01/01/2013
B952108	GARAGE	17,136	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0856	11/16/2020	QC	U	I	11	100
GRANTOR: WOODS CHARLOTTE SANDE						
GRANTEE: WOODS CHARLOTTE E R						
1111/1859	2/05/2003	QC	Q	I	06	8,000
GRANTOR: SANDERS LLOYD D SR TR						
GRANTEE: SANDERS LLOYD D SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S27 E20 UOP=[YR=2004] S12 E15 N12 W15$ E36 N27$.

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	0940	SHEDS/PORT	0	100	32	12	384.00	SF	9.60	9.60	100	2006	2006	3	22	811	
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	5.25	5.25	100	1996	1996	3	20	1,058	

LAND DESCRIPTION

TOTAL OB/XF 1,869

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