



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1994	1,750	151,037
FGR	352	55	1994	194	16,744
FOP	80	30	1994	24	2,071
FSP	160	40	2010	64	5,523
FST	128	55	1994	70	6,041
TOTALS	2,470			2,102	181,417

EXTRA FEATURES					
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L N	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	0940	SHEDS/PORT	0 100	24	12	288.00	SF	13.20	13.20	100	1997	1997	3	20	760	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	106.8200	112.16	235,760	1994	1994	0	0	0	23.05	76.95
1 SINGLE FAM 100% - 2008 Heated Area: 1750 HX Base Yr 2008												

54097 ARMSTRONG RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															
760															

TOTAL OB/XF															
760															

Total Acres: 0.00	Total Land Value: 51,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		181,417
TOTAL MARKET OB/XF VALUE		760
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		233,177
SOH/AGL Deduction		107,412
ASSESSED VALUE		125,765
TOTAL EXEMPTION VALUE		51,411
HX HB		
BASE TAXABLE VALUE		74,354
TOTAL JUST VALUE		233,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941495	NEW CONSTR	79,380	12/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2819/1497	9/30/2025	QC	U	I	11	100	

GRANTOR: ALEXANDER JOHN L L/E							
GRANTEE: ROWE SARAH A							
1064/1988	6/25/2002	WD	Q	I	01	100	
GRANTOR: ALEXANDER ANNE E							
GRANTEE: ALEXANDER JOHN L							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1994] W12 FSP=[YR=2010] N10 W16 S10 E16\$ W49							
FST=[YR=1994] W16 S8 FGR=[YR=1994] S22 E16 FOP=[YR=1994] E16							
N5 W16 S5\$ N22 W16\$ E16 N8\$ S25 E16 S5 E45 N30\$.							