



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05
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	1,788	100	1993	1,788	114,751
DCK	193	15	1993	29	1,861
FOP	312	30	1993	94	6,033
FSP	252	60	1993	151	9,691
TOTALS	2,545			2,062	132,336

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	32	28	896.00	SF	35.00	35.00	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,062	145.2000	123.42	254,492	1984	2005	0	0	48.00	52.00
1 M/H 93- 100% - 2023 Heated Area: 1788 HX Base Yr 2023											
54277 ARMSTRONG RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
8,754											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		150,870	
TOTAL MARKET OB/XF VALUE		8,754	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		210,624	
SOH/AGL Deduction		1,251	
ASSESSED VALUE		209,373	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		157,962	
TOTAL JUST VALUE		210,624	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11110	XFOB	3,700	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1446	4/26/2022	WD	Q	I	01	260,000	
GRANTOR: PERRY DEBRA JO & CLYD							
GRANTEE: HARRY RICHARD B & A							
2195/1950	3/21/2018	QC	U	I	11	100	
GRANTOR: PERRY DEBRA JO F/K/A/							
GRANTEE: PERRY DEBRA JO & CL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FSP=[YR=1993] N12 W18 FOP=[YR=1993] W29 S12 E23 N6 E6 N6\$ S6 W6 S6 E24\$ W47 S28 E17 DCK=[YR=1993] S7 E27 N7 W10 N1 W4 S1 W13\$ E13 N1 E4 S1 E30 N28\$.											

HARRY RICHARD BRANDON/UGLES ALEXANDRA C
54277 ARMSTRONG ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0003-0300

[illegible]