BLOCK 3 LOT 40
IN OR 597 PG 942
SHEFFIELD VILLAGE PB 5/28 & 29

JACKSON RICHARD K & BEULAH E
54565 ARMSTRONG ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299S-0003-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

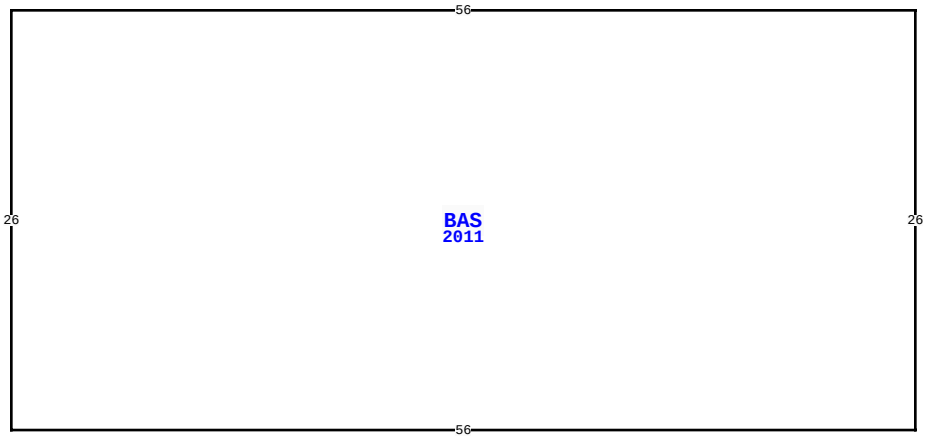
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2011	1,456	53,019
TOTALS	1,456			1,456	53,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	122.4000	104.04	151,482	1993	1998	0	0	0	65.00	35.00

2 M/H 93- 100% - 0 Heated Area: 1456 HX Base Yr 1991



54565 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		53,019
TOTAL MARKET OB/XF VALUE		384
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		104,403
SOH/AGL Deduction		53,679
ASSESSED VALUE		50,724
TOTAL EXEMPTION VALUE	HX HB	25,724
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8197	MH MOVE-ON	4,600	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0597/0942	5/21/1990	WD	Q	V	06	100
GRANTOR: NAPIER CAM						
GRANTEE: JACKSON RICHARD & B						
0580/0039	9/27/1989	WD	Q	V	05	7,500
GRANTOR: JACKSON KAREN D						
GRANTEE: NAPIER CAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S26 E56 N26$.

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
1	1243	WD DECK F	0	100	0	0	240.00	SF	8.00	8.00	100	1993	1993	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 384

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