

ARMSTRONG RICKEY H JR
450593 SR 200
CALLAHAN, FL 32011

2026

42-2N-25-0000-0015-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD										
Exterior Wall	05	0820	02	1,950	125.2000	106.42	207,519	1991	1991	0	0	0	70.00	30.00	Tax Group: 6					Tax Dist:									
Roof Structure	03	1 M/H 93- 0% - 0													Heated Area: 1792					HX Base Yr									
Roof Cover	12	64 28 28 64 12 12 22 22 BAS 1998 FSP 2011													BUILDING MARKET VALUE					62,256									
Interior Wall	05														TOTAL MARKET OB/XF VALUE					4,460									
Interior Floor	14														TOTAL LAND VALUE - MARKET					80,000									
Interior Floor	11														TOTAL MARKET VALUE					146,716									
Air Condition	03														SOH/AGL Deduction					4,961									
Heating Type	04														ASSESSED VALUE					141,755									
Bedrooms															TOTAL EXEMPTION VALUE					0									
Bathrooms															BASE TAXABLE VALUE					141,755									
Frame	02														TOTAL JUST VALUE					146,716									
Stories	1.														INCON VALUE					0									
Units		PREVIOUS YEAR MKT VALUE					150,038																						
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	1,792	100	1998	1,792	57,212																								
FSP	264	60	2011	158	5,044																								
TOTALS										2,056	1,950					62,256													
EXTRA FEATURES										450577 SR 200, CALLAHAN																			
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												
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1998	1998	3	20	128													
3	0681	POLE SHED	0	0	24	12	288.00	SF	15.00	15.00	100	1998	1998	3	24	1,037													
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1998	1998	3	20	576													
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310													
6	0940	SHEDS/PORT	0	0	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409													
LAND DESCRIPTION										TOTAL OB/XF 4,460																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RMH	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS																													