BLOCK 1 LOTS 58 & PT OF 59
IN OR 1116/574
SHEFFIELD VILLAGE PB 5/28 & 29

EDENFIELD BOBBIE E
54047 TROOPER COURT
CALLAHAN, FL 32011

**2023**

**37-1N-25-299S-0001-0580**

## 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 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

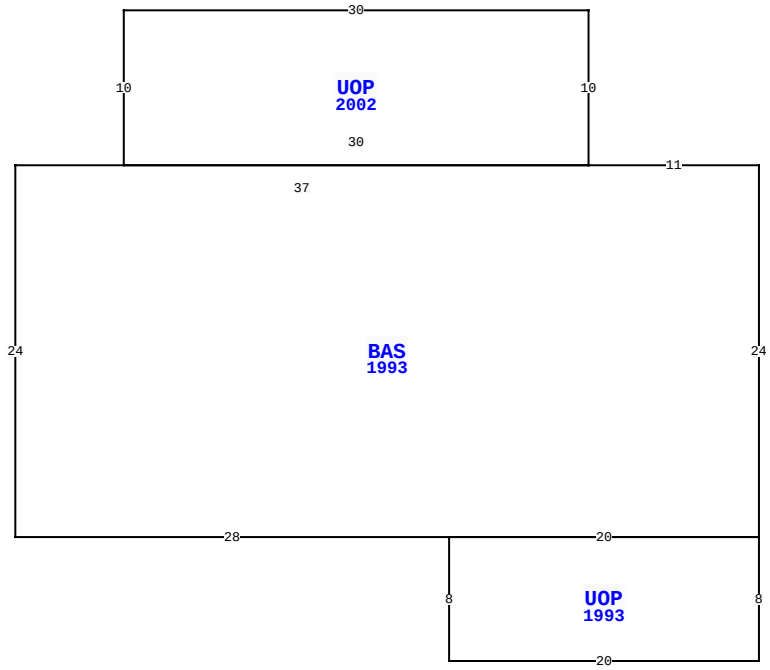
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 26,328 |
| UOP | 160 | 25 | 40 | 914 |
| UOP | 300 | 25 | 75 | 1,714 |
| TOTALS | 1,612 | | 1,267 | 28,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,267 | 117.2000 | 76.18 | 96,520 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr




54047 TROOPER CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 28,956 |
| TOTAL MARKET OB/XF VALUE | 4,404 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 78,360 |
| SOH/AGL Deduction | 26,223 |
| ASSESSED VALUE | 52,137 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,137 |
| TOTAL JUST VALUE | 78,360 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 68,028 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1116/0574 | 2/26/2003 | WD | U | I | 07 | 100 |
| GRANTOR: GEIGER LARRY W | | | | | | |
| GRANTEE: EDENFIELD BOBBIE E | | | | | | |
| 1111/0271 | 2/03/2003 | WD | U | I | 21 | 71,000 |
| GRANTOR: GEIGER LARRY W | | | | | | |
| GRANTEE: EDENFIELD BOBBIE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2002] N10 W30 S10 E30$ W37 S24 E28
UOP=[YR=1993] S8 E20 N8 W20$ E20 N24$ .

## 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 | 0510 | GARAGE WD- | 0 | 0 | 20 | 24 | 480.00 | SF | 23.45 | 23.45 | 100 | 1987 | 1987 | 3 | 20 | 2,251 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 14 | 12 | 168.00 | SF | 18.00 | 18.00 | 100 | 1985 | 1985 | 3 | 20 | 605 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 600.00 | SF | 4.16 | 4.16 | 100 | 1990 | 1990 | 3 | 62 | 1,548 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,404

| 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 | 000102 | C | SFR/MH | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 08/03/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS