

BLOCK 1 PT OF LOTS 60 & 61
IN OR 709 PG 1288
SHEFFIELD VILLAGE PB 5/28 & 29

CHILDERS ROGER A
54001 TROOPER COURT
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0600



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	0	0 100
Units		0 100
Occupancy	00	NONE 100

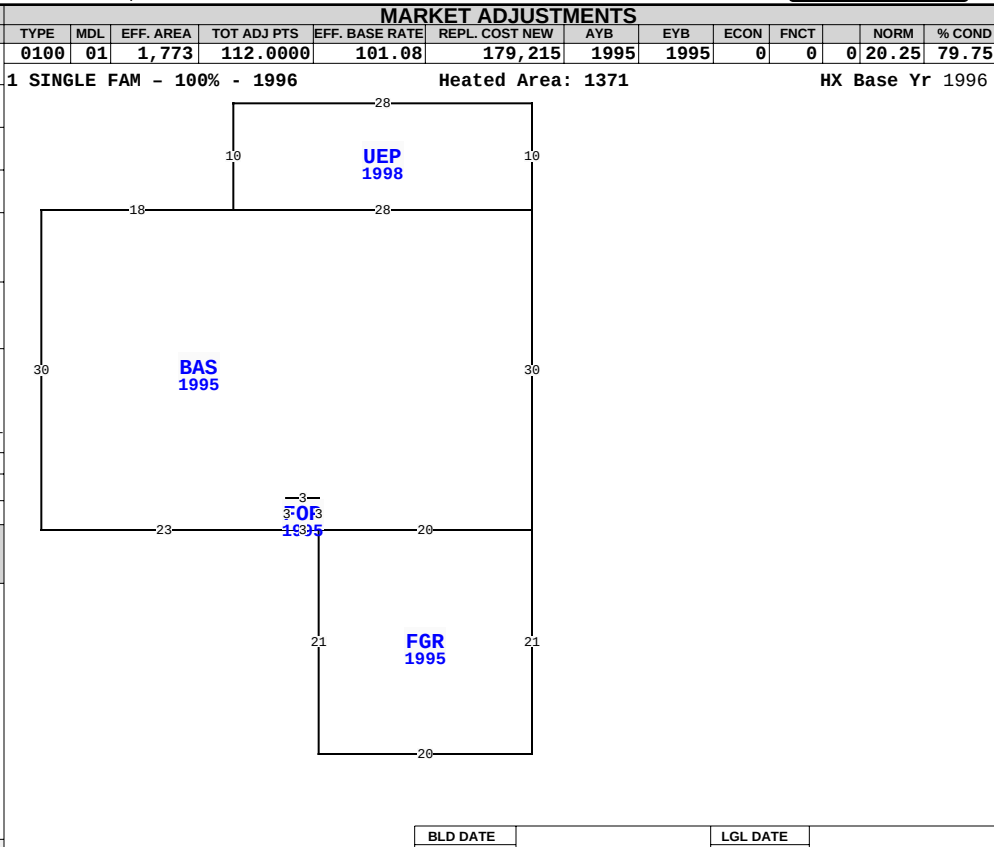
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	110,518
FGR	420	55	231	18,621
FOP	9	30	3	242
UEP	280	60	168	13,542
TOTALS	2,080		1,773	142,924

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.00	LT	1.00

REVIEW DATE 01/14/2021 BY KWA



54001 TROOPER CT, CALLAHAN										XF DATE		LAND DATE			
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765						

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	2.00	LT	1.00

Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		142,924	
TOTAL MARKET OB/XF VALUE		2,765	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		235,689	
SOH/AGL Deduction		117,404	
ASSESSED VALUE		118,285	
TOTAL EXEMPTION VALUE		HX HB VX DX WR 65,000	
BASE TAXABLE VALUE		53,285	
TOTAL JUST VALUE		235,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614832	REPAIR/RRF	8,996	02/01/2016
B984840	ADDITION	5,000	04/01/1998
B951787	NEW CONSTR	55,682	03/03/1995
8314	MH MOVE-ON	145,000	09/18/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0709/1288	7/21/1994	WD U	I	I	13
GRANTOR: MCBRIDE REBA JANE					SALE PRICE 31,000
GRANTEE: CHILDERS JOHANNA &					
0690/1118	10/18/1993	QC U	I	I	01
GRANTOR: MCBRIDE ROBERT W					100
GRANTEE: MCBRIDE REBA JANE					

BUILDING NOTES											

BUILDING DIMENSIONS											
UEP=[YR=1998] W28 S10 BAS=[YR=1995] W18 S30 E23 FOP=[YR=1995] E3 FGR=[YR=1995] S21 E20 N21 W20\$ N3 W3 S3\$ N3 E3 S3 E20 N30 W28\$ E28 N10\$.											

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