

BLOCK 1 LOT 64
IN OR 2199/511
SHEFFIELD VILLAGE PB 5/28 & 29

SMITH MICAILA NICOLE/EDENFIELD BRANDON TIMOTHY
54062 TROOPER COURT
CALLAHAN, FL 32011

2023

37-1N-25-299S-0001-0640



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 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,700	100	2,700	191,640
DCK	35	10	4	284
DCK	110	10	11	781
DCK	144	10	14	993
TOTALS	2,989		2,729	193,698

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
5	0940	SHEDS/PORT	0	100	14	10		140.00	SF 19.50	100	2007	2007	3	35	956	
6	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2007	2007	3	92	3,220	
7	0810	CONCRETE A	0	100	22	22		484.00	SF 6.50	100	2008	2008	3	90	2,831	

LAND DESCRIPTION			TOTAL OB/XF 7,007													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 6		
0200	01	2,729	101.7600	76.32	208,277	2007	2007	0	0	0	7.00	93.00	VALUATION SUMMARY		
2 SFR MODULR - 100% - 2019 Heated Area: 2700 HX Base Yr 2019													VALUATION BY		
													STANDARD		
													Tax Group: 6 Tax Dist:		
													BUILDING MARKET VALUE		
													TOTAL MARKET OB/XF VALUE		
													TOTAL LAND VALUE - MARKET		
													TOTAL MARKET VALUE		
													SOH/AGL Deduction		
													ASSESSED VALUE		
													TOTAL EXEMPTION VALUE HX HB		
													BASE TAXABLE VALUE		
													TOTAL JUST VALUE		
													NCON VALUE		
													INCOME VALUE		
													PREVIOUS YEAR MKT VALUE		

													SALES DATA		
													OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE		
													2199/0511 5/25/2018 WD Q I 01 197,500		
													GRANTOR: MASTRARRIGO TINAMARIE		
													GRANTEE: SMITH MICAILA NICOL		
													1415/1140 5/26/2006 WD Q I 56,000		
													GRANTOR: DOWNS CHRISTINE C		
													GRANTEE: MASTRARRIGO GERRARD		
													BUILDING NOTES		
													BUILDING DIMENSIONS		
													BAS=[YR=2007] W24 DCK=[YR=2007] N10 W11 S10 E11\$ W28 N13 W27 S24 DCK=[YR=2007] W5 S7 E5 N7\$ S24 E27 DCK=[YR=2007] E18 N8 W18 S8\$ N8 E52 N27\$.		

TOTAL OB/XF													7,007	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00			

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