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

2024

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

BUILDING CHARACTERISTICS

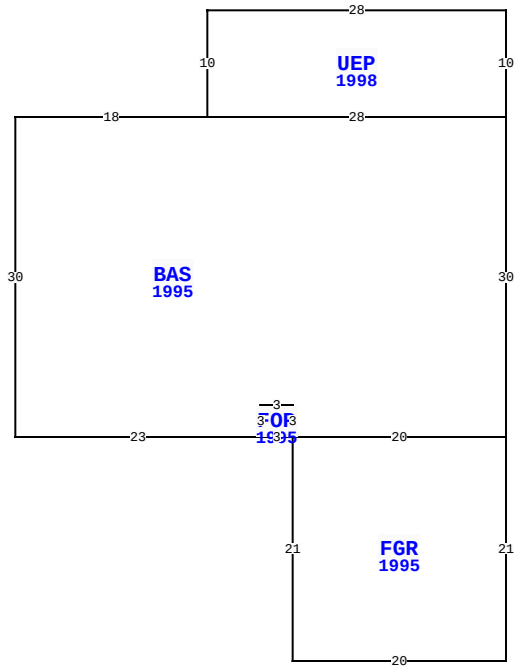
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	115,240
FGR	420	55	231	19,417
FOP	9	30	3	252
UEP	280	60	168	14,121
TOTALS	2,080		1,773	149,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	112.0000	106.40	188,647	1995	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1371 HX Base Yr 1996



54001 TROOPER CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,031
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		241,726
SOH/AGL Deduction		119,892
ASSESSED VALUE		121,834
TOTAL EXEMPTION VALUE	HX HB VX DX WR	65,000
BASE TAXABLE VALUE		56,834
TOTAL JUST VALUE		241,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,689

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	SALE PRICE
0709/1288	7/21/1994	WD	U	I	13	31,000
GRANTOR: MCBRIDE REBA JANE						
GRANTEE: CHILDERS JOHANNA &						
0690/1118	10/18/1993	QC	U	I	01	100
GRANTOR: MCBRIDE ROBERT W						
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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	SFR	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS