BLOCK 1 LOT 62 & PT OF 61 & 63
IN OR 2231/666
SHEFFIELD VILLAGE PB 5/28-29

WRIGHT ELAN
54002 TROOPER COURT
CALLAHAN, FL 32011

2024

37-1N-25-299S-0001-0620

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

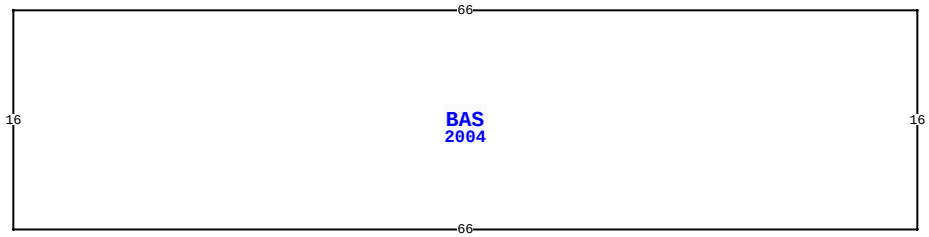
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	54,663
TOTALS	1,056		1,056	54,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	127.8200	95.86	101,228	1997	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2021 Heated Area: 1056 HX Base Yr 2021



54002 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		54,663
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		99,663
SOH/AGL Deduction		18,210
ASSESSED VALUE		81,453
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,453
TOTAL JUST VALUE		99,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4363	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0666	10/15/2018	WD	Q	I	01	60,500
GRANTOR: SMITH DONALD R & VICK						
GRANTEE: WRIGHT ELAN						
1548/1124	1/30/2008	WD	U	I	01	23,000
GRANTOR: SMITH DONALD RAY ETAL						
GRANTEE: SMITH DONALD R & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S16 E66 N16 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	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 04/14/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS